

# **\$2,250,000 - 1384 BROWNING Island**

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## **Listing ID: 40568438**

**\$2,250,000**

5 Bedrooms, 2 Bathrooms, 5.04 acres

Single Family

1384 BROWNING Island, Bracebridge,  
Ontario, P1L1A2

If boat rides, epic views, all day sun and an island cottage that sleeps 16 are on your wish list look no further than Browning Island, Lake Muskoka. The largest island on the lake, this expansive cottage property encompasses 463 ft of shoreline and just over 5 acres. Featuring 5 bedrooms and 2 baths in the 2100 sq ft main cottage, and 2 bedrooms plus bath in the 600 sq ft guest house, family and friends can spread out with ease. Better yet, bylaw will allow you to build a boathouse with second story accommodation too. Enjoy endless gatherings outdoors on the many decks, fire pit, coffee dock, swim dock, beach, and tableland perfect for sports or yoga.

Looking for adventure, round up the troops or dogs and head into the island and stretch your legs on a hike, with over 5 acres there is much to explore. Tucked away from the prevailing west wind and boat traffic, this idyllic cottage is a haven on the lake.

Whether you want long lake views or rocky outcrops, privacy abounds on this cottage lot, which is hard to come by. Perfectly situated at the south end of Lake Muskoka, there are wonderful options for food and drink by boat around Gravenhurst and Bracebridge, Port Carling and Bala are a fun boat ride too! Coming fully appointed, all

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you need to do to kick off summer 2024 is  
get yourself to the island; did we mention a  
reliable boat is included in the sale too?!  
Island living awaits; come experience it for  
yourself. (id:50245)

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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling