

\$1,848,900 - 3035 MUSKOKA RD 117

Listing ID: 40578654

\$1,848,900

4 Bedrooms, 3 Bathrooms, 1.22 acres
Single Family

3035 MUSKOKA RD 117, Baysville,
Ontario, P0B1A0

Welcome to your dream family retreat on the south shore of Lake of Bays! This charming Viceroy cottage offers an idyllic escape with its stunning panoramic views & unbeatable location. Nestled on a beautiful level & terraced lot, this property provides both a peaceful sanctuary & a fantastic opportunity to rebuild your perfect modern cottage. The lot's generous size and prime positioning make it ideal for creating a custom luxury home that takes full advantage of the breathtaking surroundings. This traditional Viceroy cottage features 4 bedrooms and 2.5 baths, including a primary with a convenient 2-piece ensuite. The bright & inviting living room boasts a window wall facing the lake, flooding the space with natural light and featuring an airtight stove for any chilly fall mornings. The separate dining room provides a great setting for family celebrations. The spacious Muskoka room is a true highlight, inviting you to dine alfresco, unwind with a captivating novel, or enjoy a lively game of cards with friends. Relax & soak in the beauty of the outdoors, no matter the weather. The lower level features a large room with a walkout to the lakeside, offering versatile space that can be transformed into a rec room, games room,

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or whatever your heart desires. This additional living area provides endless possibilities for entertainment and family fun. Outside, the deep water & well-maintained dock, complete with boat lift and slip, make this property a boater's paradise. Spend your days exploring the waters of Lake of Bays, fishing, swimming, or simply cruising in your boat. The property's west-facing orientation ensures you'll enjoy breathtaking sunsets, creating the perfect backdrop for unforgettable evenings spent with loved ones. A single-car garage adds convenience & storage space. Whether you choose to keep it as a delightful family cottage or envision building a large modern retreat, the coveted location and exceptional features of this property make it a rare find. (id:50245)

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