

# \$1,497,000 - 1073 ELZNER Road

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## Listing ID: 40580781

**\$1,497,000**

4 Bedrooms, 4 Bathrooms, 3200

Single Family

1073 ELZNER Road, Gravenhurst, Ontario,  
P1P1R3

Beautiful Muskoka retreat w/ 150 ft of frontage on Reay Lake + 2 car garage with bonus 2 level loft guesthouse. Move in ready year round home|cottage features a great layout with over 3200 sq ft of living space over 2 levels with views from every room. The loft guesthouse above & behind garage has extra 1300 sq ft of living space. Wonderful privacy surrounded by woods, perennial gardens and level land waterfront. Renovated throughout (2020) including a new kitchen with quartz countertops and breakfast nook. Open concept living and dining room layout are perfect for entertaining with a stone fireplace with wood burning insert. Walk out to huge deck overlooking the lake. Main floor has 3 bedrooms & 2 full baths including a large primary bedroom with ensuite bath, walk-in closet and private deck. New sunroom off the primary bedroom with views of the lake. The walk-out lower level has wide steps down to a spacious family room, large office with views of the lake. Lower level also has a 2 piece bathroom, laundry room, large utility room w/ storage and cold room and 3 season Muskoka room w/ walkout to Lake. The lakeside patio is perfect for gazebo or use as a firepit. This tranquil spring fed, non-motorized lake is wonderful

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for paddling, swimming and fishing without the noise and worry of motorboats.

Gorgeous nightly sunsets! Turnkey loft guesthouse has own entrance, private dock and firepit. The downstairs has a kitchen & dining and 3 piece bath. Upstairs is large open concept with sitting area, desk, and sleeping for 6 or more. Use as an income opportunity or overflow for guests. This property is the perfect blend of modern comfort and cottage charm. Nestled at the end of a municipally maintained road Stone driveway & plenty of parking. New Generac generator. A 10 minute drive to Gravenhurst/15 mins to Bracebridge and all the attractions that Muskoka has to offer. Easy access to Highway 11. Close proximity to Golf & trails for active lifestyles. (id:50245)

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