

\$2,495,900 - 165 CHAMPLAIN Road

Listing ID: 40594696

\$2,495,900

4 Bedrooms, 4 Bathrooms, 4680

Single Family

165 CHAMPLAIN Road, Penetang,
Ontario, L9M1S2

The Lake Is Calling! This Stunning TimberSmith Waterfront Home Is Completely Custom Finished From Top-To-Bottom With Luxury Upgrades & WOW Factor Galore. Nestled Along The Quiet Shores Of Georgian Bay, This Beautiful 4,680 SF Dream Home Sits On Over 1.57-Acres Of Forested Privacy And Offers Long Breathtaking Views Over The Crystal-Clear Water Of Penetang Harbour.

Anchoring The Open Concept Main Floor Is A Jaw-Dropping Great-Room Featuring 23 Ft Vaulted Wood Ceilings, Gorgeous Douglas Fir Beams, Magnificent Floor-To-Ceiling Woodburning Stone Fireplace, Prime Waterviews & Walk-Out To Huge Wrap-Around Covered Porch Overlooking Your Professionally Landscaped Private Waterfront Oasis. Seamlessly Blended Is The Professionally Designed Eat-In Kitchen Boasting Granite Countertops, Custom Cabinetry, Entertainer's Island & Premium Appliances. Huge Primary Suite Offers Two Large Walk-In Closets, With Custom Built-In Cabinetry In Each, Massive Ensuite Bathroom With Deep Soaker Tub & Glass Shower, Gas Fireplace & Private Walk-Out To Waterside Covered Porch. Beautiful Main Bathroom & Huge Main Floor Laundry Room Finish Off The First Floor.

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Second Floor Offers Two Over-Sized Bedrooms, Massive Bathroom With Deep Soaker Tub And Glass Shower & A Large Family Room With Fir Beamed Ceiling & Amazing Waterviews. Fully Finished Lower Level, With Walk-Out To Waterside Patio, Features A Water View Rec Room With Woodburning Stone Fireplace & Wine Cellar. 4th Bedroom, With Huge Ensuite Bathroom & Gas Fireplace, Finishes Off The Lower Level. Additional Features Include: Inside Entry From Three Car Garage. Immaculately Landscaped With Irrigation System. Docks/Boats Permitted. Great Water For Swimming, Boating And Watersports. Wrap-Around Deck. Unbelievable Quality. Huge Premium Treed Lot. Very Private. Can Be Sold Together With Abutting Lot (0.71-Acres) For A Total of 2.29-Acres (See MLS# 40595992). (id:50245)

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