

\$2,495,000 - 1045 MAPLEWOOD Road E

Listing ID: 40596870

\$2,495,000

3 Bedrooms, 2 Bathrooms, 1.37 acres

Single Family

1045 MAPLEWOOD Road E, Bracebridge,
Ontario, P1L1W8

Boating Lake Muskoka is so simple from this beautiful property. When you lower the boat off of the boat lift and back out of the boathouse, you barely have time to put on your sunglasses and sunscreen and you are at the lake, about 12 minutes later! With 230' of frontage you have magnificent privacy from your adjacent neighbours and SO much green land across from you. This is prime waterfront, close to the Town of Bracebridge & spanning 1.37 acres. The bungalow offers everything you need on one level with 3 beds, 2 full baths, laundry, Great Room, living room and walkouts to the covered porch and decking area. The finishes are excellent. The propane fireplaces, radiant in-floor, EBB and heat pump offer you different ways to heat this efficient home. It is also cooled by the split head heat pump, but the breezes down the river help with this. There is a sleeping bunkie that is custom built and finished in cedar. Every single closet is cedar also. The custom kitchen is designed for a chef and the bedrooms are all fit for king sized sleeping! There is a single attached garage that could easily convert to a fourth bedroom. And don't forget the triple detached. The septic system is new in April 2024 and oversized for your future guest

\$2,495,000 - 1045 MAPLEWOOD Road E

cottage. The package is complete with a boathouse and incredible decking and the landscaping with boat launch has been finished for you as well. The property faces south, but with this dock, you can sit and capture sunsets all year long! Recent upgrades include: - Roof replacements in 2016 and 2023. - Renovations to Great room 2018. - Boathouse and dock rebuild 2017. - Bathroom and bedroom updates 2017. - Renovation of the 3-car garage in 2019. - New Septic 2024 All of the hard work has been done, allowing you to simply relax and enjoy the spectacular surroundings. Remember, even if the lake is super windy and the water is choppy, you can always play on the river!! (id:50245)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 02/07/2024 02:12:54 PM

Listing Office:Royal LePage Lakes Of Muskoka Realty, Brokerage, Bracebridge