

\$799,000 - 44 SUNNYSHORE PARK Drive

Listing ID: 40597147

\$799,000

3 Bedrooms, 2 Bathrooms, 1.04 acres

Single Family

44 SUNNYSHORE PARK Drive,

McKellar, Ontario, P2A0B5

Welcome to a year round access custom built home in 2023 with ICF foundation, 8 foot ceilings in the basement, 9 foot ceilings on the main floor and located a few minutes walk from Maplewood beach. The exterior has modern fusion stone skirting below the Harbour Ridge Castle Grey siding. There is engineered Truss roof framing, main floor and rim joists all have been spray foamed, attic has been spray foamed to achieve vapour barrier and modern code requirements for insulation (R60). Heat Recovery Ventilator (HRV) as required by new building code which monitors and controls/recirculation of stale/old air to new fresh air. Enjoy the overall feel of this stunning home with its large ranch style front door overhang on the front steps, entrance and the large front deck. Inside experience custom lacquer shaker style cabinetry to the ceiling with crown molding and undermount LED lighting. Kitchen drawers completed with solid wood dovetail drawers and invisible soft closing undermount hardware. This complete kitchen has Quartz counter tops with dining area, island with undermount stainless sink and Italian Herring bone backsplash. Appliances include smart fridge, stove and dishwasher. Live Edge ELM custom dining

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table (included). Modern shaker interior doors throughout with matte black hardware. As soon as you walk into this home you will love the European 36' x 36' porcelain tile in the foyer which starts your experience at 44 Sunnysore Park Drive. There is a full list of details attached to the listing that explains in great detail what this home consists of. Everything is one year new, the septic, HVAC system, siding, wiring, plumbing, framing etc. This was a brand new build from the ground up and it sits on just over an acre. Located minutes from Lake Manitowabing you can launch your boat at The Manitowabing Outpost or Tait's Landing Marina. If you desire to keep your boat in the lake there are boat slips at Tait's Landing Marina only a few minutes down the road. (id:50245)

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Last Modified: 18/06/2024 12:45:44 PM
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