

# \$2,175,000 - 1044 YOUNGS Road Unit# 3

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## Listing ID: 40599724

**\$2,175,000**

3 Bedrooms, 3 Bathrooms, 2.88 acres

Single Family

1044 YOUNGS Road Unit# 3, Port Carling,  
Ontario, P0B1J0

Wake up to a beautiful sunrises and delight in loons and herons with the serenity of a quieter more private lake life. Find this gorgeous new build by energy efficient Timber Block home builders with 315' of panoramic waterfront, just two hours from the GTA. This private lakeside beauty is flooded with natural light on both floors and surrounded by stunning rockscape & forest. Open concept, high ceilings & gleaming natural floors, create a contemporary flow throughout the main living area. Boot room vestibule with main floor laundry, includes millwork built-ins & sinks for clean, no clutter convenience. Entrance level kitchen #1 illuminates designer flare, hosts posh black granite countertops with a large island, & plenty of space for culinary designation. Designed for privacy, the upper floor hosts a spacious primary bedroom with ensuite, walk-in closets & sliding doors to the lakeside deck. Duplicate stairways compliment the stunning stone & wood exterior placed just a few steps from the lake. The home welcomes family & friends with another sunny level with 2 king size bedrooms, den, living, dining, bathroom and 10ft ceilings walking out to lake level. Having a separate lockable entrance, kitchen #2 & bar quarters, the home can

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accommodate a private multi-family living arrangement. 2.88 acres, a lake view hot tub, groomed driveways with 2 large parking areas & a bunky. This worry free home has an automatic generac generator for all 2620 feet of finished living space, Tarion warranty and transferrable Timber Block certified warranty. Immediate access to snow trails and cross country skiing along with summer hiking, biking, swimming, small boating & fishing. Close by you will find lakeside cuisine, apparel shops, grocery, and wake boarding in Bala or Port Carling. Lake Joseph boat launch is just 5 minutes away for big lake boating.  
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