

# \$1,995,000 - 1075 ARMSTRONG POINT Road

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## Listing ID: 40600900

**\$1,995,000**

4 Bedrooms, 8 Bathrooms, 2.6 acres

Single Family

1075 ARMSTRONG POINT Road, Port  
Carling, Ontario, P0B1J0

Sumptuous trophy home less than half a mile to downtown Port Carling yet exclusively nestled amidst forested flora & fauna poised on its own unquestionably private 2.6 Ac lot. One owner cherished since new in 2011 & being offered to market for the very first time. An idyllic setting in a most sought-after neighbourhood, this almost 7,000 sq. ft. custom Confederation Log home exudes quality & stately presence with 4 luxuriously-appointed bedrooms, all of which with their own ensuite, a total of 8 bathrooms, all with heated floors; an exercise room, a 9-seater media room, an office/den, 6 fireplaces, games room, and more. A welcoming foyer, opening to a grande staircase & the 2nd floor ceiling above, accommodates all with 2 sizeable closets. Principal living area with impressive stone fireplace, multiple walkouts to the westerly-facing deck, open concept dinette & chef's kitchen complete with granite countertops, dual dishwashers, centre island, 6-burner range, and easy access to the handy pantry. Main floor laundry room, 2 powder rooms, formal dining room with fireplace, sunset Muskoka room with fireplace, and garage with inside entry. Finished lower level walkout.

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Owner's suite complete with his & hers walk-in closets. An appealing 1 bedroom + loft suite above the attached 2-bay heated garage. Large outdoor swimming pool & hot tub with expansive southerly terrace. Paved circular drive, extensive landscaping, 20kW back-up Generac, central air, alarm system, intercom, the list goes on and on. An extraordinary opportunity to own a resplendent residence radiating with all the modern comforts for today's active Muskoka family. (id:50245)

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