

\$1,549,900 - 2209 DEER ISLAND

Listing ID: 40605728

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5 Bedrooms, 4 Bathrooms, 1.21 acres

Single Family

2209 DEER ISLAND, Coldwater, Ontario,
L0K1E0

Nestled along the tranquil shores of Deer Island on Gloucester Pool, encompassing 1.20 acres of land & 367ft of waterfront, stands this newly constructed 5-bdrm, 3+1-bath cottage awaiting your summer enjoyment. Exemplifying luxury throughout, the entrance unveils soaring cathedral ceilings in the living room, complemented by a stunning wall of windows that floods the well-appointed kitchen w/ natural light. Equipped w/ stainless steel appliances & quartz countertops, the kitchen seamlessly transitions into the Muskoka Room, offering a charming setting to savor meals amidst the summer breeze. The Primary Bedroom, overlooking the water, features an ensuite bathroom & WIC. Upstairs, two spacious bedrooms bookend the floor plan, one incorporating a built-in doggy hide-out beneath the window seat & the other with a WIC. This level also hosts a beautifully appointed 3-piece bathroom & an impressive loft area with glass railings, offering picturesque views of the main floor living room & the water's edge. The lower level presents a recreational room complete with a ping pong table & multiple walkouts to an interlock patio overlooking the property & lake. Additionally, 2 bedrooms,

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a 3-piece bathroom, & a laundry/utility room round out this level. Outdoors, abundant space allows for recreation & leisure, whether running, playing, or setting up activities like a horseshoe pit. Ample dockage includes a massive U-shaped dock & additional dock on a small island out front, providing sufficient space for all watercraft & toys for kids of all ages. Further enhancing comfort & convenience, amenities include forced air propane heating, A/C, propane fireplace, a Generac Generator for backup power, steel roof, heated water line, & a UV water filtration system. Discover unparalleled relaxation & enjoyment in this meticulously designed & thoughtfully crafted waterfront retreat. All situated on the Trent Severn Waterway just 1.5 hours from the GTA & a 5 min boat ride from the marina. (id:50245)

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