

# \$11,995,000 - 1 WASAN R40 Island

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## Listing ID: 40609279

**\$11,995,000**

4 Bedrooms, 2 Bathrooms, 7 acres

Single Family

1 WASAN R40 Island, Port Carling,  
Ontario, P0B1J0

Welcome to the ultimate private island experience on Lake Rosseau, in the highly coveted Venetian Group of Islands. Lake Rosseau's premier island enclave, renowned for its picturesque setting and prime location on the lake. This private island will easily accommodate your friends & family with 25 bedrooms & 15 baths, within 10,000 square feet of cottages & cabins. The Lodge is set alone, ideal for group dinners and Entertainment. The Pavilion is a great meeting space or a place to feature art classes and activities. The Main Cottage is the heart of the island, a quiet area, and lends itself to reading a book on the deck or in front of the large Granite wood burning Fireplace in the main room. The smaller cottages are situated closer to the waters edge plus six bunkie cabins, for additional living space. Two boathouses allow for easy watersport access to boats & watercraft. One offers accommodation, while the other entices with entertainment features. The Swim and Sunset Docks are perfect for swimming and enjoying breathtaking sunset views. An extensive list with buildings, descriptions, square footage of buildings and details available thru listing broker. Unparalleled privacy with the island shielded on three sides, offering expansive

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sunset views to the west. Spanning 7 acres with 2,500 feet of pristine lake frontage, the island boasts stunning Muskoka granite formations & mature pine trees, creating a perfect blend of natural beauty and tranquility. Scenic walking paths weave through the island, leading to various entertainment spots, rock outcroppings, and sand bottom coves, ideal for swimming. An inviting gazebo welcomes all to relax and enjoy outdoor dining. This Private Island is severed and divided into 2 separate lots with lots of Grandfathering development opportunities, making it an ideal retreat for families, creating a legacy of memories for generations to come! (id:50245)

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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling