

# \$2,995,900 - 200 EDGEMERE Road E

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## Listing ID: 40612560

**\$2,995,900**

5 Bedrooms, 3 Bathrooms, 2.79 acres

Single Family

200 EDGEMERE Road E, Port Sydney,  
Ontario, P0B1L0

As featured in Muskoka Life Magazine - July 2024 Edition! Sunsets, swims and s'mores! Dazzled in the radiant glow of western exposure where the sunset kisses the horizon in a brilliant display of colour, this 4-season waterfront haven offers a private retreat nestled on 2.79 Ac at the end of a private year round road. With unparalleled privacy, breathtaking water views, & a park-like setting, this captivating property showcases 240' of pristine water frontage, gentle access to the dock & hard packed ripple sand, on highly coveted Mary Lake! The whole family will love this idyllic escape that checks all the boxes! Merely minutes from the charming town of Port Sydney, you'll find the convenience of grocery, gas & ice cream, golf & more! From your very own dock, embark on a scenicboat ride to Downtown Huntsville for an afternoon of boutique shopping & dining, or explore the 4-lake chain of Fairy, Pen & Vernon. This nearly 4,000 sq. ft. residence features 5 spacious bedrooms, 3 baths, soaring vaulted ceilings, a feature fireplace for cozy evenings, & walls of windows that invite the natural light to dance across the interior spaces. A sprawling deck w/ glass railings welcomes unobstructed views of Mary Lake! You'll love the kitchen!

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Remodel in 2016 - w/ its island, breakfast spot, stainless steel appliances, & easy direct access to the 2-bay garage. The main floor primary suite offers a tranquil sanctuary w/ a 4-pc ensuite, walk-in closet, private walkout, & calming water views! A guest bedroom, 4pc bath, formal dining/living room complete this incredible level. The versatility of the lower walkout expands the living space right to the outdoors! 3 large bedrooms, gas fireplace, 3 pc bath, wet bar & a family room make this level ideal for hosting family & friends w/ board games & movie nights. Complete w/ laundry & a cold room, no detail has been overlooked in this exceptional home. Drilled well, ICF foundation & AC! A perfect waterfront getaway in Muskoka! (id:50245)

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