

# **\$4,299,900 - 1281 BRACKENRIG Road Unit# 1**

---

## **Listing ID: 40612876**

**\$4,299,900**

4 Bedrooms, 3 Bathrooms, 2.06 acres

Single Family

1281 BRACKENRIG Road Unit# 1, Port  
Carling, Ontario, P0B1J0

This unique 4-season property sits within meters of the shoreline on South Lake Rosseau and offers an attached 2 slip boathouse and an unbeatable grandfathered footprint. Due West exposure provides fantastic afternoon sun and stunning sunset views from your oversized open deck. The property has recently undergone major renovations (see list of updates in listing documents). Centrally located right in the Hub of Muskoka & just minutes from the charming town of Port Carling. This idyllic 2 acre property is perfect for families of all ages with its abundance of grassy level land, clean sandy beach with deeper water off the dock, and its accessible floor plan. Sheltered Brackenrig Bay is the ideal setting for endless boating on the Big 3, canoeing, kayaking, swimming, or whatever your heart desires. Private tree-lined driveway with ample parking & long, island-dotted lake views throughout the home. Featuring two Primary bedrooms equipped with ensuite & sliding glass doors to deck. High-end furnishings complete this turnkey offering. Move in as-is or make use of this rare grandfathered footprint to build your dream cottage today! Fantastic rental history with Jayne's Cottages boasting rates of \$16.5K per week in summer months. This

# \$4,299,900 - 1281 BRACKENRIG Road Unit# 1

---

newly renovated, perfectly located 4-bed  
3-bath Lake Rosseau charmer is not to be  
missed! Extras include Geothermal energy  
& EV charging station! (id:50245)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 27/06/2024 02:31:17 PM

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