

\$2,400,000 - 254G X BAY Road

Listing ID: 40613051

\$2,400,000

4 Bedrooms, 3 Bathrooms, 1.3 acres
Single Family

254G X BAY Road, Alban, Ontario,
P0M1A0

Experience the serenity of this private waterfront property embedded within the stunning French River Provincial Park. This exceptional estate offers access to 4 kilometers of private trails and 205 feet of granite shoreline on a 1.3-acre lot. Enjoy great swimming options with a deep area off the dock, a walk-in area and your very own jumping rock. Property Highlights: •South-facing. •Two docks with deep water docking. Relax in the newly built gazebo or enjoy a rousing game of bocce on your own bocce court. House Features: •Built in 2016 with an emphasis on stunning views from every angle, thanks to walls of windows. •Foyer opens into an open-concept living, dining and kitchen area complete with a large island perfect for entertaining. •Cozy woodstove for winter nights. •Main floor primary suite with ensuite and walk-in closet. •Additional rooms on the main level include a powder room, laundry room and a bonus room for an office, guest room or den. Second Floor: •Suite with three bedrooms, a full bathroom, a living area and a bonus walk-in closet. Walk-Out Basement: •Guest bedroom, exercise area, recreation room and two full storage areas. Additional Features: •Built-in double car garage with workbench area. •Second

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garage with a walk-up loft and lean-to area.

This property must be experienced in person
to fully appreciate its unique offerings.

Don't miss this one time opportunity.

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