

# **\$639,000 - 1023 HARMONY LANE Private**

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## **Listing ID: 40614430**

**\$639,000**

2 Bedrooms, 1 Bathrooms, 617

Single Family

1023 HARMONY LANE Private,  
Bracebridge, Ontario, P1L1W9

Nestled on nearly 1 ACRE of land along the picturesque Muskoka River, this charming two-bedroom home or year-round cottage offers 700 square feet of cozy living space, including a delightful Muskoka Room. The property boasts 100 feet of riverfront, complete with a sandy beach ideal for swimming, paddling, and fishing, all just 40 feet from your doorstep. The river's 5kms of winding waters provide endless opportunities for exploration, from High Falls to Duck Chutes and beyond. This level, private lot offers easy access from Highway 11, making it perfect for year-round living or as a serene retreat. Inside, the home features an open-concept layout with a kitchen, living, and dining area under a vaulted ceiling, all overlooking the water. On cooler evenings, you can cozy up by the fireplace, or enjoy the covered outdoor experience in the screened three-season Muskoka Room. The home also includes laundry hook-ups, a generator connection, ample parking for guests, and low maintenance needs, ensuring both comfort and convenience. Outdoor enthusiasts will appreciate the proximity to the Bracebridge Resource Management Centre, offering 16.5 kilometers of hiking, mountain biking, snowshoeing, and groomed cross-country

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skiing trails. This riverfront retreat combines adventure and relaxation, providing the best of Muskoka living. Conveniently located just a 5-minute drive from the amenities in Bracebridge, including shopping and dining, and only 175 kilometers from Highway 401, this property offers everything needed for the perfect Muskoka lifestyle. As an added bonus, across Harmony Lane lies your Back Lot with potential development opportunities on the other side of a creek that runs through the property. The Back Lot is easily accessed via Holiday Park Road. Property taxes for 2023 are \$2,034.39. (id:50245)

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Listing Office: Royal LePage Lakes Of Muskoka Realty, Brokerage, Bracebridge