

# \$1,475,000 - 1630 MUSKOKA ROAD #38 Unit# 8

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## Listing ID: 40616421

**\$1,475,000**

3 Bedrooms, 2 Bathrooms, 2.6 acres

Single Family

1630 MUSKOKA ROAD #38 Unit# 8,  
Bala, Ontario, P0C1A0

This 3+1 bedroom home/cottage is nestled beautifully in a natural and serene setting. Sitting on 215 feet of frontage and almost 3 acres, you will quickly forget the hustle of city life. The drive from the GTA is a breeze landing you at your doorstep in under 1.5 hours. The cottage was meticulously built using high-quality commercial-grade materials to guarantee both durability and insulation. Its solid concrete exterior walls and floors provide robust structural integrity while maximizing thermal efficiency. The electrical system is designed to handle a 200-amp capacity for the main server panel and 100 amps for the sub panels, ensuring a dependable power supply. Energy efficiency was prioritized through the use of well-insulated exterior walls and a stucco finish that not only enhances insulation but also adds an appealing aesthetic. Additionally, the cottage features high-end windows and doors that contribute to insulation and overall quality. Step inside, and you'll be greeted by the exquisite ambiance created by engineered flooring, solid pine doors, and trim that perfectly complement the luxurious finish. Designed with relaxation in mind, the cottage offers a four-season, three-bedroom, two-storey layout with a loft area. The interior boasts a spacious open concept

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area that encompasses a newly renovated kitchen with a peninsula complete with quartz countertops, dining area, and a great room with soaring 20-foot ceilings. The cottage includes two bathrooms, with one fully completed and the other roughed-in and ready for the new owner to complete. This south-facing cottage allows an abundance of natural light to permeate the space through extensive windows and skylights. This cottage is situated in the picturesque chutes section of the Moon and is the very last cottage in the bay providing privacy that can only be matched on a private lake. Surrounded by crown land ensures increased privacy and views to undeveloped land. (id:50245)

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