

# **\$3,100,000 - 247 WAPASKA Crescent**

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## **Listing ID: 40617245**

**\$3,100,000**

5 Bedrooms, 3 Bathrooms, 0.44 acres

Single Family

247 WAPASKA Crescent, Gravenhurst,  
Ontario, P1P1R2

Welcome to Lake Muskoka - This majestic Muskoka Bay property has it all! Imagine waking up in the morning to the sounds of loons on the bay, and as you walk into the great room you capture the most spectacular view of Lake Muskoka through the large east facing windows. You pick up your coffee from the spacious kitchen, featuring new granite countertops, walk out onto your deck, and down to your 3 granite slab patio as you catch a glimpse of the Seguin Steamship across the bay. To take in the full beauty of the lake you stroll down to the waters edge, up the stairs of the double slip boathouse, to the 1300 square foot cool-step roof top patio taking in panoramic views of Lake Muskoka, while soaking up the morning sun. Or, if you prefer, you simply sit back and relax in the Hydro pool hot tub. This is it - the lifestyle you've been waiting for - the perfect cottage or year round home just minutes from Gravenhurst. Featuring over 160 feet of owned waterfront with gorgeous views of the bay, this property will take your breath away. With ample space for family and friends, the 2200+ sq ft home boasts 5 bedrooms, 2.5 baths, large galley kitchen, woodstove, work shop, built in 2 car garage, plus an additional dryland boathouse. New Shingles, furnace, flooring,

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septic, chimney ++ all within the past 5 yrs. You will love the meticulously landscaped grounds, with built in irrigation system and accent lighting thoughtfully placed to highlight the beauty of the lakeside gardens, stone scaping and boathouse. To add to the prestige of this property, is the owned water lot, providing riparian rights. No expense was spared in the upgrades and renovations of 247 Wapaska Cres - you truly must see this property to fully appreciate all it has to offer. If you've been dreaming of Muskoka living - this is it - get ready to fall in love. Please reach out for a complete list of features and updates. (id:50245)

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Listing Office: Century 21 B.J. Roth Realty Ltd., Brokerage, Gravenhurst