

\$4,275,000 - 2 ROCKCLIFFE Drive S

Listing ID: 40618255

\$4,275,000

3 Bedrooms, 4 Bathrooms, 2.46 acres

Single Family

2 ROCKCLIFFE Drive S, Carling, Ontario,
P0G1G0

440 FT of AMAZING GEORGIAN BAY WATERFRONT! ARCHITECTURALLY STUNNING YEAR ROUND LAKE HOUSE NESTLED on 2.46 ACRES! CAPTIVATING PANORAMIC SOUTHS VIEWS! Attention to detail is evident in the high end finishings that blend with nature, Over 2300 sq ft on one level, Turnkey opportunity (including furnishings & most contents), Custom post & beam design, Great room provides breathtaking lake views and at the heart is the Stunning Custom floor-to-Ceiling Stone Fireplace with gas insert, Brazilian cherry floors, Generous sized dining area, Bay Views from all principal rooms, Chef's kitchen features granite counters, Impressive Large centre island, Quality appliances & Cabinetry with custom built-ins, Wake up to lake views from the private primary bedroom wing with WIC and luxurious 6 pc. ensuite, 2-car garage features a 2nd floor self contained Guest Suite complete with porch, Living area, Bedroom & 4 pc ensuite, Relax in the Georgian Bay room with Weatherall windows, Extensive wraparound composite decking extends your outdoor living experience, Private hot tub, Ideal lakeside sauna and change room, Generac system ensures uninterrupted comfort, Year

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round access with absence of road noise, Stunning views and wind swept pines create the perfect ambiance for this fully winterized 4 season vacation home, Just 15 minutes to restaurants and amenities; Trestle Brewery & Legend Spirits; 15 minutes to Parry Sound by boat or car, Boat to Sans Souci's Henrys Restaurant, 2nd garage 34' x 34' is the perfect getaway and winter storage for all the toys, Impressive paved driveway and abundance of parking ideal for boats, RV's & Guest vehicles, Quality docking system and Deep water dockage for your cruiser & multiple boats, Great swimming, fishing and exploring at your fingertips. **THIS IS YOUR DREAM 'LAKE HOUSE' on FABULOUS GEORGIAN BAY, PROTECTED WATERS + GATEWAY TO SOME OF THE BEST BOATING & SCENERY IN THE WORLD! THE NORTH IS CALLING! (id:50245)**

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Listing Office:Re/Max Parry Sound Muskoka Realty Ltd., Brokerage, Parry Sound