

## Listing ID: 40618565

**\$2,749,900**

4 Bedrooms, 4 Bathrooms, 9.02 acres

Single Family

4805 MUSKOKA DISTRICT 169 Road  
Unit# 6, Muskoka Lakes, Ontario, P0C1H0

Experience luxury in nature at this brand new home in the prestigious Oviinbyrd Private Golf Club- Top 100 Golf Clubs in Canada. Enjoy 275 feet of Cassidy Lake frontage in this ICF-built, energy efficient home. This 2831 sq ft space features high ceilings, a stone fireplace, sunlit rooms with lake views, 4 large bedrooms and high end finishes. The main room's focal point is a full height fireplace, framed by timber and 16 foot cathedral ceilings. Spacious primary bedroom boasts his and her walk-in closets and a lavish ensuite. Two more bedrooms have private washrooms. Bonus rooms serves as office or fourth bedroom. The kitchen, an entertainer's dream, flows into a dining room with antler light fixture, wine cooler and opens up to a deck overlooking the lake. Oversized windows throughout provide an abundance of light offering a majestic nature's paradise lifestyle with the most stunning and serene views across the lake. An oasis of outdoor living compliments the home. Prime West exposure provides great afternoon sun and guaranteed spectacular sunset views to end your days in Muskoka. Property comes with deeded access to the main part of Cassidy Lake with shared boat launch and docking where you can enjoy swimming, fishing,

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boating and paddling. This ICF built home is energy efficient and comes complete with 2 car garage with an electric car charger. LUTRON automated blinds, high end appliances and landscape lighting throughout the property. Option to upgrade and customize your outdoor living space to install a jacuzzi spa of your choice on the deck and a pool next to the massive ground level walk-out basement for a price to be discussed upon request. (id:50245)

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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling