

\$2,349,000 - 35 STEPHEN RD Unit# 8

Listing ID: 40620354

\$2,349,000

2 Bedrooms, 1 Bathrooms, 2.44 acres

Single Family

35 STEPHEN RD Unit# 8, Port Carling,
Ontario, P0B1J0

Serving up 205' of North West private frontage, 2.4 acres of gorgeous forest and stunning summer sunset views, this cherished family property sits on the coveted Lake Rosseau side of the Indian River. It offers miles of spectacular boating on the Big Three: Lake Muskoka, Joe and Rosseau. With 4 bedrooms and 2 baths between the cottage and boathouse, there's room for your friends and family to enjoy endless days at the water's edge. You'll relish evenings in the beautiful Muskoka Room listening to the loons and reliving the fun moments of the day. Enjoy deep water off the dock for diving in and a sandy, gentle entry for little ones and pups. The grandfathered oversized boathouse provides additional living space and showcases a large upper entertainment deck, the perfect spot to watch the sun setting and the stars, along with a private sitting area on the dock, ideal for evening cocktails. The boathouse's wide slip offers plenty of room to store your water toys. A garage with a second-floor storage room completes this marvellous offering. It's only minutes by car to exclusive golf courses, and you can drive or boat to Port Carling and Bala for dining and shopping conveniences. With its stunning shoreline, grandfathered setback, and

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boathouse with accommodations, this property is an opportunity not to be missed by those wanting to start cottaging and develop their dream retreat in the future!
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