

# \$1,875,000 - 1201 TINGEY Road N

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## Listing ID: 40621152

**\$1,875,000**

7 Bedrooms, 3 Bathrooms, 0.46 acres

Single Family

1201 TINGEY Road N, Bracebridge,  
Ontario, P1L1X1

Located on the northeast side of Wood Lake, this stunning property boasts 100 feet of lake frontage on a gently sloping 1/2 acre lot. The southwestern exposure offers beautiful sunsets, complemented by a new dock and lakeside deck, and a shed for all your boat accessories. The original cottage, built in the early 80s, underwent a major renovation in 2011. The cottage was raised and an addition was added to the side and the basement was closed in, resulting in a well executed, spacious 3600 sq.ft. home. The main level offers a custom kitchen with an island, living room with a propane fireplace, and a dining room with sliding doors that lead to a full-width deck with a breathtaking view. This level has three bedrooms, including a spacious primary bedroom, two full bathrooms, a foyer, and a laundry room. The walkout basement is designed for comfort and entertainment, featuring a recreation room with a fireplace, four generously sized bedrooms, another full bathroom, and a mechanical room. The geothermal heating and cooling system ensures energy efficiency and comfort throughout the year. Additional amenities include a generator for backup power, a garden shed, and an oversized double garage built in 2010 with upper-level

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storage. The garage is insulated and has plumbing roughed in, making it perfect for various uses. 2013 drilled well with iron filters, 2011 septic system. This property offers a blend of modern convenience, making it an ideal lakeside retreat for large families and friends. (id:50245)

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Listing Office: Royal LePage Lakes Of Muskoka Realty, Brokerage, Bracebridge