

\$799,000 - 57 BEAUMONT Drive

Listing ID: 40623279

\$799,000

4 Bedrooms, 3 Bathrooms, 3467

Single Family

57 BEAUMONT Drive, Bracebridge,
Ontario, P1L1X2

This 3+1 bed three bath custom-built home or Muskoka off-water cottage exudes character from the moment you walk in with soaring cathedral pine ceilings & maple flooring throughout. Enjoy sounds from the nearby Muskoka River and walk to downtown Bracebridge. Custom woodwork & built-in cabinetry flow throughout. The great room boasts a natural gas fireplace, an open-concept entry to the kitchen/dining room with double doors to the backyard retreat. The generous room sizes, soaker jet tub, and natural light create an incredible sense of comfort and a relaxation in this architecturally thoughtful home. The home's upper level has a balcony accessed from the second bedroom, and a sizeable deck wraps around the back and side yards on the ground level. Off the main floor side entrance is a convenient main-floor laundry room adjacent to the entrance to the finished basement with above-ground windows. The lower level has a dinette kitchen, bedroom, & living room, perfect for additional guest space or an in-law suite. The property offers a stunning backyard oasis with beautiful landscaping, a new deck, a fire pit area, a rock waterfall, bunk, pergola & gazebo. Beautiful mature shade trees allow for a mix of sun and shade as you spend your

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weekends with a good book or friends. The guest house offers overflow sleeping space or a spacious studio with a large deck and pergola. An attached garage with direct in-home entry, is a bonus. The proximity to downtown, Hwy 118 East to Port Carling, Hwy 118 West to Hwy 11, and 2 minutes to downtown make it ideal for commuters.

Kirby's Beach is nearby and maintained by the Town of Bracebridge. Upgrades include A/C 2021, eavestrough 2022, nest thermostat 2021, second-floor bathroom renovation 2022, paint, landscaping, sewage pump 2021, drainage tiles, s/s refrigerator, third full bathroom in the basement with a kitchenette, insulation, drywall, paint, door frames and doors 2023/2024. The deck was replaced in July 2024. Book your visit today! (id:50245)

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Last Modified: 23/07/2024 04:21:35 PM

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