

\$3,295,000 - 1611 PENINSULA Road

Listing ID: 40626441

\$3,295,000

3 Bedrooms, 4 Bathrooms, 0.6 acres

Single Family

1611 PENINSULA Road, Port Carling,
Ontario, P0B1J0

Have it all on Lake Joe! 3,400+ sq ft Cooper Brothers built family cottage, situated in the highly coveted Port Sandfield - Minett Corridor. Sun-drenched, sunset-facing shore with sandy beaches and deeper waters lead to a year-round residence complete with exceptional curb appeal, charming lakeside presence, level terrain, and an asphalt circular drive. The property features a principal residence, guest cabin, three-slip boathouse, and a two-car garage with workshop space—all adorned with attractive Muskoka bevelled cedar siding. Steps from the water, the home / cottage offers a range of living spaces, including vaulted ceilings, a floor-to-ceiling Muskoka stone fireplace, and a dreamy screened Muskoka room. The open-concept kitchen and lakeside dining area are perfect for entertaining, while the games room / lakeside gym offer space for billiards, shuffleboard, treadmill, and sauna. The seamless flow between indoor and outdoor living spaces is enhanced by numerous terrace doors leading to covered waterside entertaining areas. The primary suite is generously sized and includes a private lakeside walkout. Additional private spaces include Jack and Jill bedrooms, an office or fourth bedroom, and a loft. A waters-edge cabin completes the finished

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living spaces. The west-facing boathouse was designed to accommodate an airplane for aviation enthusiasts & includes sunny swim dock too. This meticulously maintained, one-owner classic Muskoka home is perfectly positioned to capture breathtaking sunset vistas over Cumberland Bay on Lake Joe. With a perfect Boat/Drive Score of 10, it offers easy access to key ports like Sandfield and Carling, the Lake Joe Golf Club, and the village of Rosseau with its renowned Crossroads dining. Featuring toddler-friendly sunset shores and a lakeside hot tub spa, this exceptional property is a splendid retreat in the sunshine on Southern Lake Joe. (id:50245)

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