

# \$1,685,000 - 1305 BELLWOOD ACRES Road

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## Listing ID: 40628389

**\$1,685,000**

4 Bedrooms, 2 Bathrooms, 1 acres

Single Family

1305 BELLWOOD ACRES Road, Lake Of Bays, Ontario, P0B1A0

Here is an extraordinary opportunity to immerse yourself in the ultimate Muskoka lake life experience! A stunning, year-round custom home/cottage (New 2017) & the sweetest guest bunkie (approx 350 sq. ft), sprawled across 138' of coveted South-West facing shoreline on the desirable Paint Lake! Here you have direct water access into Lake of Bays & only 8 min to picturesque Dorset! Get ready to check all the boxes! Year round access & home, 1+/- Ac of desirable privacy, gradual slope to the waterfront (very family friendly), & all the comforts! High speed internet, automatic generator, forced air-propane furnace, drilled well, 2 car garage, & more! Boasting a sun drenched dock & shoreline, rippled sandy shallow entry, & deep water off the dock - the waterfront experience here is unparalleled! The home itself radiates a welcoming warmth, w/ a semi open concept layout & fully finished walkout level. The generous deck offers up gorgeous water views & a natural gathering spot for family & friends. The heart of this residence is the custom kitchen (Cutters Edge), dining & living room w/ vaulted ceilings & walls of windows that frame the ever-changing lake vistas! 4 well-appointed bedrooms & 2 baths, ensure ultimate comfort & space. The

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lower level (9' ceilings) provides a haven for movie nights, game days, a gym space, & so much more w/ stunning lake views. Outside beckons lazy sun filled afternoons & endless adventures! Be forewarned guests may never want to leave when offered the bunkie during their stay! The dockside storage has hydro - perfect for toys & bevy fridge. The SRA is owned meaning you own right to the water's edge! As twilight fades to dusk, gather around the fire under the mesmerizing canvas as the skies fade from sunset to a starlit canopy! No expense has been spared in extras - be sure to request the full list of features, upgrades & furnishings included! Request your private showing & say hello to summer 2024! (id:50245)

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