

# \$619,000 - 1023 HARMONY LANE Private

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## Listing ID: 40628992

**\$619,000**

2 Bedrooms, 1 Bathrooms, 617

Single Family

1023 HARMONY LANE Private,  
Bracebridge, Ontario, P1L1W9

TOP 5 FEATURES we love in this charming two-bedroom home or year-round cottage with 700 sqft of cozy living space, including a delightful Muskoka Room. \*\* PROPERTY \*\*: The property boasts 100 feet of riverfront, complete with a sandy beach ideal for swimming, paddling, and fishing, all just 40 feet from your doorstep. The river's 5kms of winding waters provide endless opportunities for exploration, from High Falls to Duck Chutes and beyond. This level, private lot is on nearly 1 ACRE of land. \*\* HOUSE/COTTAGE \*\*: Inside, this turn-key year-round cottage features an open-concept layout with a kitchen, living, and dining area under a vaulted ceiling, all overlooking the water. On cooler evenings, you can cozy up by the propane fireplace, or enjoy fresh air in the screened three-season Muskoka Room. The home also includes laundry hook-ups, a generator connection, ample parking for guests, and low maintenance needs, ensuring both comfort and convenience. \*\* ENTERTAINMENT \*\*: Outdoor enthusiasts will LOVE the proximity to the Bracebridge Resource Management Centre, offering 16.5 kilometers of hiking, mountain biking, snowshoeing, and groomed cross-country skiing trails. This riverfront retreat

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combines adventure and relaxation, providing the best of Muskoka living. \*\*  
LOCATION \*\*: Conveniently located just a 5-minute drive from the amenities in Bracebridge, including shopping and dining, and only 175 kilometers from Highway 401, this property offers everything needed for the perfect Muskoka lifestyle. Easy access from Highway 11 makes this perfect for year-round living or as a serene retreat. \*\*  
LAND \*\*: As an added bonus, across Harmony Lane lies your Back Lot with potential development opportunities on the other side of a creek that runs through the property. The Back Lot is easily accessed via Holiday Park Road. Property taxes for 2023 are \$2,034.39. (id:50245)

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