

\$1,598,000 - 60 Marsh Bay Road, Nestor Falls

MLS® #TB221621

\$1,598,000

4 Bedroom, 6.00 Bathroom, 6,500 sqft

Single Family on 1.19 Acres

Nestor Falls, Nestor Falls, Ontario

Located on Sabaskong Bay, Lake of the Woods, this exclusive estate promises an unparalleled living experience, blending luxurious comfort with the spirit of adventure that beckons every fishing and outdoor enthusiast. Spanning an impressive 6,500 sq. ft., this year-round sanctuary is thoughtfully designed to host large family gatherings or serve as a tranquil haven for the avid fisher. The heart of the home is a magnificent great room and dining area, boasting over 1,200 sq. ft. of space where panoramic views of the lake unfold through expansive windows. Vaulted ceilings and a majestic stone fireplace add to the room's grandeur, making it an ideal setting for memorable entertainment. Adjacent to it, a gourmet kitchen with a dedicated dining space opens onto a screened porch, offering a dining experience amidst the beauty of nature. The outdoor space is a realm of relaxation, featuring a grilling area, hot tub, and fire pit for cozy evenings under the stars. The main residence has four bedrooms, each a private retreat with its own ensuite bathroom, promising comfort and seclusion. The master suite is a testament to luxury, with a fireplace, walk-in closet, and an ensuite bathroom equipped with a jacuzzi, shower, and double vanity. Two screened-in porches, including one accessible from the master bedroom, offer a unique opportunity for sleeping under the whisper of the breeze, enclosed by all-weather windows for year-round enjoyment. Accompanying the main residence is a



charming 1,300 sq. ft. guest cabin, nestled among majestic white pines and perched at the water’s edge. It comprises three cozy bedrooms and two bathrooms, providing additional space for guests or as a serene lakeside retreat. The property’s crown jewel for fishing aficionados is the two-stall floating boathouse, complete with boat lifts and additional loft space, flanked by two covered boat slips, ensuring that your fishing expeditions start and end with utmost ease.

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Essential Information

Listing #	TB221621
Price	\$1,598,000
Bedrooms	4
Bathrooms	6.00
Square Footage	6,500
Acres	1.19
Type	Single Family
Style	3 Level

Community Information

Address	60 Marsh Bay Road
Subdivision	Nestor Falls
City	Nestor Falls
Province	Ontario
Postal Code	P0X1K0

Amenities

Utilities	Electricity, Telephone
Features	Paved driveway
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Hot Water Instant, Wet Bar, Jetted Tub
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Wood
Foundation	Poured Concrete

Listing Details

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