

# **\$6,725,000 - Unit 2 - 2045 Muskoka Rd 118w, Muskoka Lakes (monck (muskoka Lakes))**

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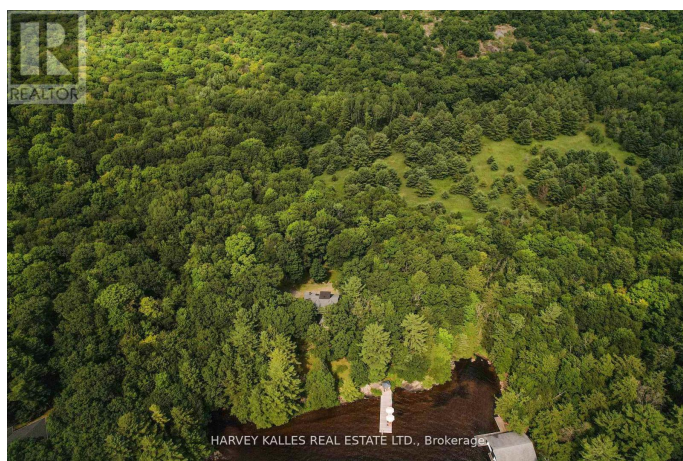
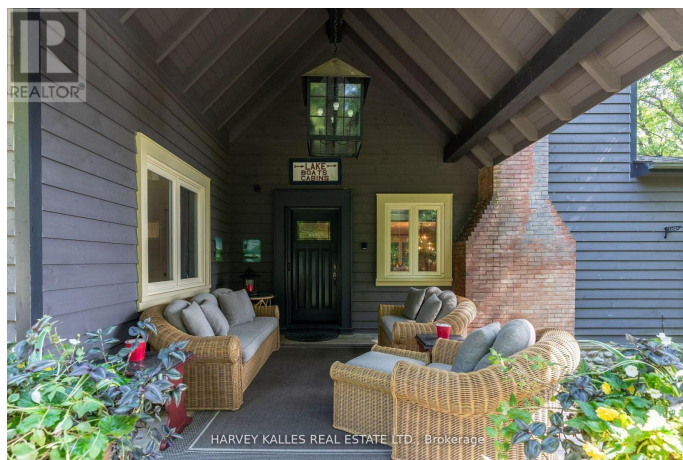
MLS® #X12296309

**\$6,725,000**

7 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Monck (Muskoka Lakes), Muskoka Lakes  
(monck (muskoka Lakes)), Ontario

Family Cherished Waterfront Cottage On Wyldewood Road, One of Lake Muskoka's Finest Locations In The Sought After Village Of Beaumaris. Wrapped In Nature, Its Picturesque Setting With Two Running Streams, Mature Trees, Exposed Canadian Shield, Offers A True Muskoka Feel And Experience. Tree Lined whimsical Wyldewood Road Makes For A Perfect Entrance To The Much Loved And immaculately Maintained 7 Bedroom Cottage Sited Perfectly In Its Own Private Bay. Gentle Slope To The Lake, Permanent 60Ft Dock, Clean/Clear/Shallow Shoreline With Sandy Bottom Makes For Easy Water Access. Stunning Lake Views, All Day Sun And Breathtaking Sunsets - This Is A Rare And Exceptional Property! Features Include - Approx 407.0 Linear Feet of Waterfront, 4 Acres Of Land PLUS Partial Ownership Of Adjacent 96 Acres (Cannot Be Developed For Optimal Privacy), Fast Sewage Treatment Plant, 400Amp Service, Irrigation System, On Demand Hot Water, Central Vac, New Roof, Double Laundry, Multiple Outdoor Sitting/Dining Areas, Oversized Parking For Guests, Storage Shed, Granite Steps, Fireplace, Main Floor Bedroom/Bathroom. An Absolute Pleasure To Show And Thank You In Advance For Your Interest In "The Grey House" Circa 1920 An Original Muskoka Summer Home Stepped Back In Time, Filled



With Memories Past and Present!  
Conveniently Located Minutes Between The  
beautiful Cottage Towns Of Port Carling And  
Bracebridge - Hospital, Shopping, Dining,  
Theatre, Downtown, Markets And Easy  
Access To HWY 11 - Perfect Location For The  
True Muskoka Cottage Experience! (id:6289)

## Essential Information

Listing #	X12296309
Price	\$6,725,000
Bedrooms	7
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	Unit 2 - 2045 Muskoka Rd 118w
Subdivision	Monck (Muskoka Lakes)
City	Muskoka Lakes (monck (muskoka Lakes))
Province	Ontario
Postal Code	P1L1W8

## Amenities

Amenities	Hospital
Utilities	Cable, Electricity
Features	Wooded area
Parking Spaces	15
Parking	No Garage
View	Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Central Vacuum, Water Treatment
Heating	Propane Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Stories	3

## Exterior

Exterior	Wood
Exterior Features	Lawn sprinkler
Lot Description	651.4 x 373.7 FT
Foundation	Concrete

## Listing Details

Listing Office	HARVEY KALLES REAL ESTATE LTD.
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