

\$3,590,000 - 1837 Port Cunnington Road, Lake Of Bays (franklin)

MLS® #X12339886

\$3,590,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Franklin, Lake Of Bays (franklin), Ontario

Elevate your lakeside lifestyle to unparalleled heights along Lake of Bays's coveted shores. Ideally situated with sought-after southern exposure, this remarkable property boasts an impressive 332' of frontage and 5.74 acres. For those who wish to have additional privacy, the adjacent vacant lot with 205' of frontage and 3.32 acres is also available for purchase (MLS #X12102319). Upon entering the main cottage, you'll love the sunlit kitchen with exquisite finishes and built-in appliances. The open-concept layout is a dream for those who love to entertain and the spacious sunroom offers additional space for your guests where they can soak in the mesmerizing lake views. This multi-level cottage ingeniously provides a thoughtful separation between the guest bedrooms, owners retreat and living space. The primary bedroom suite is perfectly tucked away, featuring a full ensuite bathroom, a walk-in closet, and a private balcony, affording you a personal retreat that's second to none. The two additional bedrooms are located on the lower level, each with lake views and access to a full guest bathroom and a walkout from the family room to the lakeside. An independent secondary cottage is mere steps away, equipped with a full kitchen, a 3-piece bathroom, and two bedrooms, ensuring ample accommodations for your guests or family. At the water's edge, a shallow, sandy entry to Lake of Bays beckons individuals of all ages,



providing a safe and inviting place to wade into the crystal-clear waters. The extensive composite dock is your gateway to endless days basking in the warm sun, and as a bonus, a 2-storey boathouse not only safeguards your watercraft but also offers extra storage or accommodations. Completing this splendid package is a new single-car garage with large studio or gym space. Whether you aspire to make this your permanent residence or seasonal retreat, this property leaves no desire unfulfilled (id:6289)

Essential Information

Listing #	X12339886
Price	\$3,590,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1837 Port Cunnington Road
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P0A1H0

Amenities

Amenities	Golf Nearby, Marina
Features	Wooded area, Irregular lot size
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
Heating	Propane Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Wood
Lot Description	332 x 754 FT 5 - 9.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office Harvey Kalles Real Estate Ltd.



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