

# \$1,650,000 - 103 Southbank Drive, Bracebridge (draper)

MLS® #X12354547

**\$1,650,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Draper, Bracebridge (draper), Ontario

EXCEPTIONAL IN TOWN, WATERFRONT PACKAGE -Yr Rd Waterfront Home on the Muskoka River 189' Frontage | 0.85 AC | 4 Beds | 2 Baths | In-Town Services | Boating to the Big Lakes - Welcome to a truly exceptional offering in the heart of Bracebridge! Tucked away on a private 0.85-acre lot with 189 feet of pristine Muskoka River frontage, this custom-built, year-round home offers the perfect blend of in-town convenience and peaceful, country-like privacy. Thoughtfully designed and lovingly maintained by the original family, the home features 4 spacious bdrms and 2 full bathrms. Elevated ceilings soar up to 12ft in areas, creating a bright and airy atmosphere, while a cozy wood-burning fireplace anchors the living space. Recent updates include fresh paint, a new dishwasher, microwave, and oven, and reliable fiber optic internet, phone, and TV service ideal for working or streaming from the comfort of your riverside retreat. Step outside and take in the serene river views from your covered porch or sun deck, or head out to your private river deck and sandy beach with a deep-water dock - perhaps the nicest on the river-and perfect for swimming, lounging, or boating. The spacious dock and large deck over the river were upgraded in 2018 as was the separate detached 2 1/2 car garage. What truly sets this property apart is its unique location on the south branch of the Muskoka River, offering protected boating, kayaking, and paddleboarding adventures on a quiet



section of the river leading to the enchanting South Falls, all while still connecting you to the big lakes: Muskoka, Rosseau, and Joseph. Just minutes from downtown Bracebridge on full municipal services, yet you'll feel worlds away surrounded by environmentally protected land to the south and west with no possibility of future development. Whether you're seeking a year-round home, cottage retreat, or legacy family property, this one is unlike anything else on the market. Come experience this remarkable property first hand! (id:6289)

Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12354547     |
| Price     | \$1,650,000   |
| Bedrooms  | 4             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 103 Southbank Drive  |
| Subdivision | Draper               |
| City        | Bracebridge (draper) |
| Province    | Ontario              |
| Postal Code | P1L1G3               |

Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Fireplace(s)                                                          |
| Utilities      | Cable, Electricity, Sewer                                             |
| Features       | Irregular lot size, Sloping, Backs on greenbelt, Level                |
| Parking Spaces | 5                                                                     |
| Parking        | Detached Garage, Garage                                               |
| # of Garages   | 2                                                                     |
| View           | River view, View of water, Direct Water View, Unobstructed Water View |
| Is Waterfront  | Yes                                                                   |
| Waterfront     | Waterfront                                                            |

## Interior

|                 |                                                                                                                               |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Oven - Built-In, All, Compactor, Cooktop, Dishwasher, Dryer, Freezer, Microwave, Oven, Washer, Window Coverings, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                        |
| Cooling         | Central air conditioning                                                                                                      |
| Fireplace       | Yes                                                                                                                           |
| # of Fireplaces | 1                                                                                                                             |
| # of Stories    | 2                                                                                                                             |
| Has Basement    | Yes                                                                                                                           |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Vinyl siding                 |
| Exterior Features | Landscaped, Lawn sprinkler   |
| Lot Description   | 189 x 95 FT 1/2 - 1.99 acres |
| Foundation        | Block                        |

## Listing Details

Listing Office      Royal LePage Lakes Of Muskoka Realty



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Listing information last updated on November 5th, 2025 at 7:31am PST