

\$2,249,000 - 4805 Muskoka District 169 Road Unit# 6, Muskoka Lakes

MLS® #40760896

\$2,249,000

4 Bedroom, 4.00 Bathroom, 2,831 sqft

Single Family on 9.02 Acres

Monck (Muskoka Lakes), Muskoka Lakes,
Ontario

Experience luxury in nature at this brand new home in the prestigious Oviinbyrd Private Golf Club- Top 100 Golf Clubs in Canada. Enjoy 275 feet of Cassidy Lake frontage in this ICF-built, energy efficient home. This 2831 sq ft space features high ceilings, a stone fireplace, sunlit rooms with lake views, 4 large bedrooms and high end finishes. The main room's focal point is a full height fireplace, framed by timber and 16 foot cathedral ceilings. Spacious primary bedroom boasts his and her walk-in closets and a lavish ensuite. Two more bedrooms have private washrooms. Bonus rooms serves as office or fourth bedroom. The kitchen, an entertainer's dream, flows into a dining room with antler light fixture, wine cooler and opens up to a deck overlooking the lake. Oversized windows throughout provide an abundance of light offering a majestic nature's paradise lifestyle with the most stunning and serene views across the lake. An oasis of outdoor living compliments the home. Prime West exposure provides great afternoon sun and guaranteed spectacular sunset views to end your days in Muskoka. Property comes with deeded access to the main part of Cassidy Lake with shared boat launch and docking where you can enjoy swimming, fishing, boating and paddling. This ICF built home is energy efficient and comes complete with 2 car garage with an electric car



charger. LUTRON automated blinds, high end appliances and landscape lighting throughout the property. Option to upgrade and customize your outdoor living space to install a jacuzzi spa of your choice on the deck and a pool next to the massive ground level walk-out basement for a price to be discussed upon request. (id:6289)

Built in 2023

Essential Information

Listing #	40760896
Price	\$2,249,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,831
Acres	9.02
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4805 Muskoka District 169 Road Unit# 6
Subdivision	Monck (Muskoka Lakes)
City	Muskoka Lakes
Province	Ontario
Postal Code	P0C1H0

Amenities

Amenities	Golf Nearby, Place of Worship, Schools, Shopping
Features	Southern exposure, Crushed stone driveway, Country residential
Parking Spaces	6
Parking	Attached Garage
# of Garages	1
View	Lake view
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances	Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings, Wine Fridge
Heating	Propane Forced air
Cooling	Central air conditioning, Ductless
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Stucco, Wood
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Insulated Concrete Forms

Listing Details

Listing Office Sutton Group Quantum Realty Inc., Brokerage



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