

\$3,499,900 - 178 Moores Beach Road, Georgina (pefferlaw)

MLS® #N12060338

\$3,499,900

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Pefferlaw, Georgina (pefferlaw), Ontario

Welcome to luxury waterfront living on Lake Simcoe. This custom-built 4,500sqft home sits at the end of a quiet dead-end street, offering unmatched privacy and breathtaking views. Designed for year-round comfort, featuring heated flooring throughout, a geothermal system, a UV water system, & triple-pane glass windows. The open-concept main living space is centred around the view, w/ a striking fireplace, w/ a wall of windows that flood the home with golden light at sunset. W/ 5 bedrooms 3 w/ ensuites, 2 w/ balconies, and 1 w/ a w/o to the back deck this home offers both comfort and versatility. The main-fl primary suite delivers an unmatched connection to the water, w/ stunning views that make it feel as if you're right on the lake. Upstairs, a second primary suite offers a private retreat w/ its own balcony, w/i closet, & a spa-like ensuite featuring a soaker tub, a spacious glass walk-in shower w/ custom tile, & double sinks. The upper level is also home to an impressive great room w/ soaring 18ft cathedral ceilings, a fireplace, & wet bar w/ full cabinetry plus island. This flexible space can serve as an add. family room, home office, gym, or be transformed into a private in-law suite. Step outside to nearly 100ft of pristine waterfront, complete w/ a 50ft dock, a sandy shoreline, & a boat ramp for effortless lake access. Whether you're lounging on the dock, kayaking in the calm waters, or unwinding after



a day of work in the sauna, this property delivers an unparalleled lakeside lifestyle.
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Essential Information

Listing #	N12060338
Price	\$3,499,900
Bedrooms	5
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	178 Moores Beach Road
Subdivision	Pefferlaw
City	Georgina (pefferlaw)
Province	Ontario
Postal Code	L0E1N0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Wireless, Electricity Connected, Natural Gas Available, Telephone
Features	Cul-de-sac, Level lot, Wooded area, Open space, Flat site, Carpet Free, Sauna
Parking Spaces	10
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Steel
Lot Description	100 x 352.5 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX CROSSTOWN REALTY INC.



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