

# \$1,324,999 - 1013 Merrick Drive, Bracebridge (oakley)

MLS® #X12006779

**\$1,324,999**

3 Bedroom, 2.00 Bathroom,  
Single Family on 220.00 Acres

Oakley, Bracebridge (oakley), Ontario

MUSKOKA Waterfront Oasis, just under 4 acres on desirable Wood Lake. Located only 20 minutes from downtown Bracebridge shopping, restaurants, theatre and more. Beautiful views of Wood Lake from 220' waterfront with private lagoon for boat parking. Many potential uses for this serene private waterfront property such as full time family home, Summer family retreat with 3 bedrooms, bunkie, AirBnB potential also with large income. Home has many features and upgrades, enjoy lake views from the oversized great room, living room and primary bedroom. Sunken living room with walk out to deck and pool. Large spacious kitchen with center island. 18' x 18' loft overlooking great room, exercise room with 2 piece bath and indoor hot tub. 3 bedroom bunkie fully insulated and heated for year round use. Large dining room off the kitchen perfect for large family dinners. Walk out to deck from the primary bedroom. Oversized deck overlooking waterfront and Onground heated pool with brand new liner 2024. 2 car insulated garage with pellet stove, lots of covered storage for toys with 2c-cans Quonset hut with lots of additional parking. Full Generac back up generator, waterfront gazebo for morning coffee or afternoon relaxation. New water treatment system in 2022 and new propane furnace 2024. This waterfront gem is a must see. (id:6289)



## Essential Information

Listing #	X12006779
Price	\$1,324,999
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	220.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	1013 Merrick Drive
Subdivision	Oakley
City	Bracebridge (oakley)
Province	Ontario
Postal Code	P1L1X1

### Amenities

Amenities	Beach, Marina
Utilities	Electricity, Electricity Connected
Features	Irregular lot size, Guest Suite
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Above ground pool

### Interior

Appliances	Garage door opener remote(s), Water Heater, Water purifier, Water Treatment
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Foundation	Insulated Concrete Forms, Block

## **Listing Details**

Listing Office      ROYAL LEPAGE FRANK REAL ESTATE



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