

# \$959,000 - 3716 Brunel Road, Lake Of Bays (mclean)

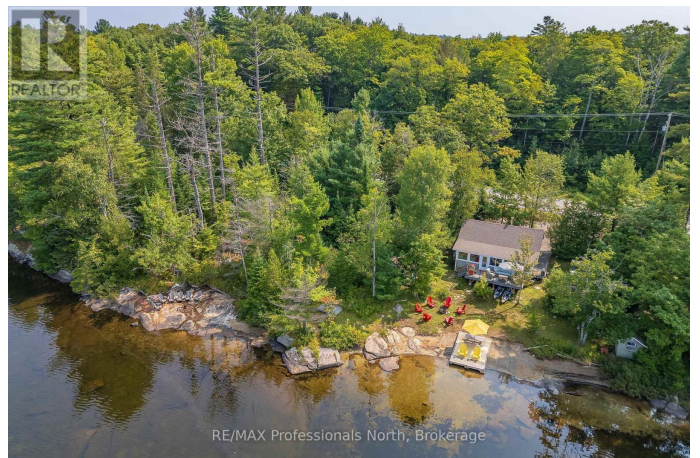
MLS® #X12102278

**\$959,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

McLean, Lake Of Bays (mclean), Ontario

An incredible investment opportunity awaits on not one, but two properties. Located on crystal clear Tooke Lake in desirable Lake of Bays, this handsome and tranquil property boasts major upgrades, including transitioning the cottage to a four season home, new floors, air conditioning, new furnace, new windows, a composite deck, as well as an asphalt driveway. A profitable Air B n B, the property is turnkey, and includes a Bunkie, and the separate deeded land across from the cottage, (suitable for a garage, or other structure (pending the appropriate Bylaw approvals). With breathtaking lake views, the cottage has an enviable shoreline with an array of granite rock, pine, sand and crystal clear water - everything that Muskoka is known for! The gentle entry from the sandy shoreline, progressing to deeper water for swimming, making this ideal for all age groups. You'll sense the feeling of peacefulness, not to mention the incredible natural light and views from every room in the cottage. There are 3 roomy bedrooms, 1 bathroom, an open concept living room, with a new wood burning fireplace, an ample, open and bright kitchen, with plenty of room for a large dining table. Nature won't disappoint as day turns into night. From the generous deck, inside the cottage, or by the fire pit, between the sunsets and night sky, we know you'll be captivated. The property is a 3 minute drive to beautiful Baysville, where you'll find unique shops, grocery stores, the LCBO, a library, craft



brewery and marina. You're less than 20 minutes to either Bracebridge or Huntsville, and the many attractions both offer. (id:6289)

**Essential Information**

Listing #	X12102278
Price	\$959,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	3716 Brunel Road
Subdivision	Mclean
City	Lake Of Bays (mclean)
Province	Ontario
Postal Code	P0B1E0

**Amenities**

Amenities	Golf Nearby
Utilities	Cable, Electricity
Features	Wooded area, Sloping, Open space, Flat site
Parking Spaces	4
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Water Treatment, Water Heater, Furniture, Microwave, Stove, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories 1

## Exterior

Exterior Wood  
Lot Description 247 x 88.8 FT|1/2 - 1.99 acres  
Foundation Block, Wood/Piers

## Listing Details

Listing Office RE/MAX Professionals North



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