

\$4,800,000 - 1837 & Pin480630447 Port Cunningham Road, Lake Of Bays (franklin)

MLS® #X12102319

\$4,800,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Franklin, Lake Of Bays (franklin), Ontario

Elevate your lakeside lifestyle to unparalleled heights along Lake of Bays's coveted shores. Ideally situated with sought-after southern exposure, this remarkable property boasts the distinction of two separately deeded parcels, combining for an expansive 9 acres (5.74a & 3.28a) and an impressive 537' of frontage (332' and 205'). Relish in the ultimate privacy or explore the possibility of crafting a second cottage on the adjacent property. Upon entering the main cottage, you'll love the sunlit kitchen with exquisite finishes & built-in appliances. The open-concept layout is a dream for those who love to entertain and the spacious sunroom offers additional space for your guests where they can soak in the mesmerizing lake views. This multi-level cottage ingeniously provides a thoughtful separation between the guest bedrooms, owners retreat and living space. The primary bedroom suite is perfectly tucked away, featuring a full ensuite bathroom, a walk-in closet, and a private balcony, affording you a personal retreat that's second to none. The two additional bedrooms are located on the lower level, each with lake views and access to a full guest bathroom and a walkout from the family room to the lakeside. An independent secondary cottage is mere steps away, equipped with a full kitchen, a 3-pc bathroom, and two bedrooms, ensuring ample accommodations for your guests or family. At



the water's edge, a shallow, sandy entry to Lake of Bays beckons individuals of all ages, providing a safe and inviting place to wade into the crystal-clear waters. The extensive composite dock is your gateway to endless days basking in the warm sun, and as a bonus, a 2-storey boathouse not only safeguards your watercraft but also offers extra storage or accommodations. Completing this package is a new single-car garage. Whether you aspire to make this your permanent residence or seasonal retreat, this property leaves no desire unfulfilled. Cottage property alone also available for \$3,590,000 (id:6289)

Essential Information

Listing #	X12102319
Price	\$4,800,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1837 & Pin480630447 Port Cunnington Road
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P0A1H0

Amenities

Amenities	Marina
Utilities	Electricity, Wireless, Electricity Connected
Features	Wooded area
Parking Spaces	6
Parking	Detached Garage, Garage

# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Treatment, Water Heater
Heating	Propane Forced air
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood, Stone
Lot Description	537 x 627 FT 5 - 9.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office	Harvey Kalles Real Estate Ltd.
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