

\$11,995,000 - 1076 Nithgrove Road, Lake Of Bays (mclean)

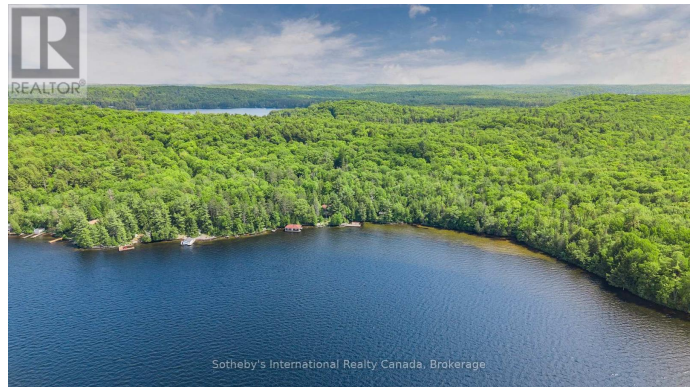
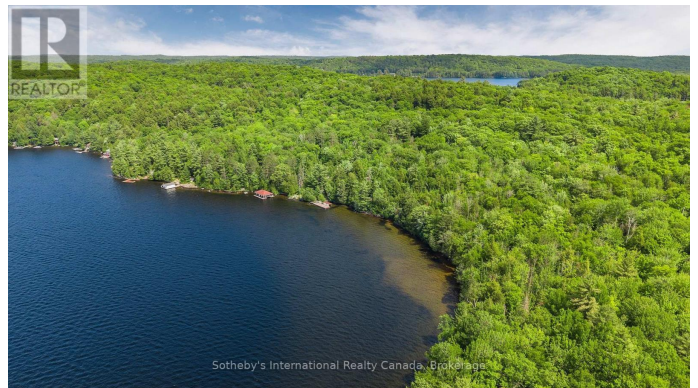
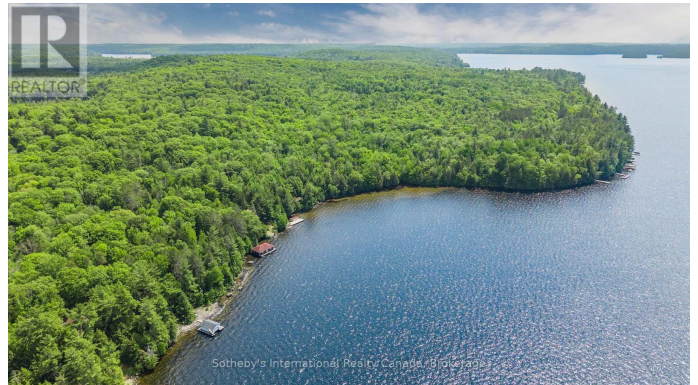
MLS® #X12248016

\$11,995,000

5 Bedroom, 1.00 Bathroom,
Single Family on 1625.00 Acres

Mclean, Lake Of Bays (mclean), Ontario

This remarkable estate, known as Balfron, is a once-in-a-generation offering on Lake of Bays. This extraordinary 100+ acre waterfront property boasts 1,625 feet of pristine shoreline and a legacy spanning over a century. Positioned between Baysville and Dorset near Fairview and the iconic Bigwin Island, this rare property offers an unparalleled opportunity to revive a historic family compound or envision a new chapter on one of Muskoka's most prestigious lakes. Held within the same family for generations, the land has been the setting for formative summers: sunny days spent on the dock, boating into Baysville for the morning paper, and watching thunderstorms roll across the open water. Campfire sing-alongs, summer gatherings, and cozy evenings around the fireplace on Thanksgiving weekend have all been woven into its story. It's where children grew, learned, and laughed; where roots were planted; and where the true meaning of home took shape. Set within a landscape of ultimate privacy and northwest exposure, the property enjoys golden afternoon light and breathtaking sunsets. A sandy cove along the shoreline provides a safe and welcoming spot for little ones to play in the water. The three-season estate features three character-rich dwellings: a farmhouse tucked back from the shore, a lakeside cottage, and a guest cabin. Completing the shoreline are two boathouses and a boat port. The Balfron Estate is ideal for



restoration, a multi-generational family retreat, or the creation of a landmark lakefront residence. A place like this is more than just a property; it's an experience. Where heritage, beauty, and possibility converge, this is your legacy in the making. (id:6289)

Essential Information

Listing #	X12248016
Price	\$11,995,000
Bedrooms	5
Bathrooms	1.00
Acres	1,625.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1076 Nithgrove Road
Subdivision	Mclean
City	Lake Of Bays (mclean)
Province	Ontario
Postal Code	P0B1A0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area
Parking Spaces	6
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
Heating	Propane Other
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Aluminum siding
Foundation	Wood/Piers

Listing Details

Listing Office Sotheby's International Realty Canada



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