

# \$1,695,000 - 1292 Port Cunnington Road, Lake Of Bays (franklin)

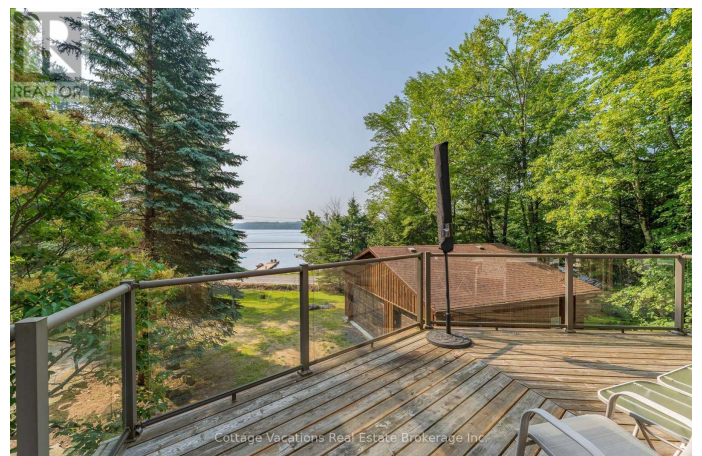
MLS® #X12293745

**\$1,695,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Franklin, Lake Of Bays (franklin), Ontario

Tucked into a peaceful, tree-lined setting with stunning southern views over Lake of Bays, this charming 4-bedroom, 3-bath Viceroy-style home or cottage offers over 2,100 sq.ft. of thoughtfully updated living space. Inside, soaring ceilings and wall-to-wall windows invite the outdoors in, while a reimaged kitchen, warm wood accents, and a striking stone fireplace create a welcoming atmosphere year-round. The main level includes two comfortable bedrooms, a full bath, and a spacious laundry room, while the upper loft-style suite offers lake views, a walk-in closet, a private ensuite, and access to a brand new balcony deck the perfect spot for morning coffee. Downstairs, the walkout level features a granite-tiled rec room with a woodstove perfect for cozy evenings after a day on the trails around Lake of Bays or the lake. This home is as functional as it is beautiful, with a number of recent upgrades that add peace of mind: a new septic pump and line, a new well pump, air conditioning, and the finalized purchase of the Shore Road Allowance and survey. Outside, enjoy a brand-new crib dock and floating dock that enhance your private sand waterfront experience just across the cottage road. A rebuilt triple garage offers abundant space for vehicles, recreational gear, or a workshop setup. Whether you're searching for a weekend escape or a full-time lakeside



lifestyle, this property is an opportunity on one of Muskoka's most desirable lakes. Book your private tour today and start your next chapter at the lake. (id:6289)

**Essential Information**

Listing #	X12293745
Price	\$1,695,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1292 Port Cunnington Road
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P0A1H0

**Amenities**

Amenities	Fireplace(s)
Features	Carpet Free
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Range
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Wood
Lot Description	83.7 x 170 M 1/2 - 1.99 acres
Foundation	Poured Concrete

## Listing Details

Listing Office	Cottage Vacations Real Estate Brokerage Inc.
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