

# **\$1,099,000 - 1017 Ridgeline Drive, Lake Of Bays (franklin)**

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MLS® #X12351291

**\$1,099,000**

3 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Franklin, Lake Of Bays (franklin), Ontario

Nestled in the heart of Muskoka's breathtaking new Northern Lights Subdivision, this custom-built 2023 bungalow-style estate home by Signature Communities perfectly blends modern elegance with natural charm. Set on a private, treed 1.7-acre lot, this home offers 3 bedrooms, 3.5 baths (3 ensuites), and 2,538 sq ft of finished living space, with a walk-out basement ready for your finishing touch, complete with a bathroom rough-in. Inside, you'll find vaulted ceilings in the great room, an open-concept spacious design, chef's kitchen, mudroom to attached double-car garage, main floor laundry, and upgraded finishes throughout, including a stunning Muskoka room and an expansive deck overlooking unspoiled nature. Automated blinds installed throughout the home add convenience, while a whole-home generator and tankless water system ensure year-round comfort and reliability. This home is part of a 1,300-acre master-planned community, offering a lifestyle like no other. Enjoy private trails, Echo Lake access, and the soon-to-be-built SigNature Clubhouse featuring an infinity-edge pool, firepit, BBQ areas, and communal gathering spaces. Explore four-season activities like hiking, cycling, canoeing, snowshoeing, and more. Your backyard isn't just a view, it's a 900-acre nature preserve with towering trees, serene trails, and abundant wildlife. At night, experience the awe-inspiring Northern Lights



phenomenon, thanks to the community's connection to Muskoka's famed dark skies. This exclusive enclave draws architectural inspiration from resort towns like Whistler and Banff, showcasing natural stone, wood, and glass elements that harmonize with the landscape. Modern touches include a clean, asymmetric roofline that adds sophistication without detracting from the rugged surroundings. Only 10 mins to the Town of Huntsville and 5 mins to the Dwight beach and boat launch. Discover a once-in-a-lifetime opportunity to embrace the best of Muskoka living. (id:6289)

Essential Information

Listing #	X12351291
Price	\$1,099,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	1017 Ridgeline Drive
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P1J2J6

Amenities

Amenities	Beach, Park, Fireplace(s)
Utilities	Cable, Electricity, Wireless
Features	Wooded area, Irregular lot size, Sloping, Conservation/green belt, Dry, Level, Country residential
Parking Spaces	5
Parking	Attached Garage, Garage

# of Garages 2

## Interior

Appliances Water Heater - Tankless, remote(s), Window Coverings

Heating Propane Forced air

Cooling Central air conditioning, Air e

Fireplace Yes

# of Fireplaces 1

# of Stories 1

Basement Walk out

## Exterior

Exterior Stone, Vinyl siding

Lot Description 442 x 100 FT|1/2 - 1.99 acres

Foundation Block

## Listing Details

Listing Office EXP REALTY



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