

\$3,195,000 - 2320 Highway 117, Lake Of Bays (mclean)

MLS® #X12358063

\$3,195,000

5 Bedroom, 1.00 Bathroom, 11,600 sqft
Industrial on 8.19 Acres

McLean, Lake Of Bays (mclean), Ontario

Discover Your Dream Muskoka Retreat!
Welcome to this one-of-a-kind 5 bedroom, 5 bathroom 120ft x 80ft compound, nestled on over 8 acres of pristine land in Lake of Bays, perfectly located just minutes away from the charming town of Baysville, where you can easily dock your boat and enjoy Muskoka's second largest lake! This stunning property offers a unique blend of hobby farm potential and live/work opportunities in the heart of beautiful Muskoka, only a short drive from Bracebridge and Huntsville. Highlights include: A serene 0.5 acre pond fed by fresh natural springs, all framed by a breathtaking granite backdrop, 26Kw backup generator ensuring your comfort with auto on/off capability, cozy, energy-efficient in-floor heating powered by two 200k NTI boilers with state-of-the-art floor sensors and zoning controls, an impressive 9,000 Sq/ft Unilock patio featuring a built-in BBQ, perfect for entertaining! Inside the luxury continues with a gorgeous interior. Step inside to find a grand open-concept layout with towering 45-foot ceilings, complemented by an exquisite chefs kitchen equipped with triple ovens, a professional gas stove, and an oversized fridge/freezer - all anchored by a massive kitchen island! The primary suite offers a personal sanctuary with a fireplace, walk-in closet, and a spa-like bathroom featuring a freestanding tub overlooking nature's beauty. Plus, there's a wheelchair accessible main floor bedroom/ensuite for convenience! Additional Features: 3 industrial



garage doors for easy access to your workspace, a sophisticated camera system for peace of mind, and two cellular boosters ensuring crystal-clear LTE, Starlink internet with impressive speeds of 200 down and 50 up, keeping you connected while you enjoy your private trails and every outdoor adventure! Whether you are seeking a peaceful retreat or a dynamic living-work space, this property is tailored for both leisure and productivity! Don't miss the chance to experience this slice of paradise! (id:6289)

Essential Information

Listing #	X12358063
Price	\$3,195,000
Bedrooms	5
Bathrooms	1.00
Square Footage	11,600
Acres	8.19
Type	Industrial

Community Information

Address	2320 Highway 117
Subdivision	Mclean
City	Lake Of Bays (mclean)
Province	Ontario
Postal Code	P0B1A0

Amenities

Features	Irregular lot size
Parking Spaces	25

Interior

Appliances	Dryer, Washer, Wet Bar, Window Coverings
Heating	Electric Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office

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