

\$2,289,900 - 276 Jeffrey Road N, Ryerson

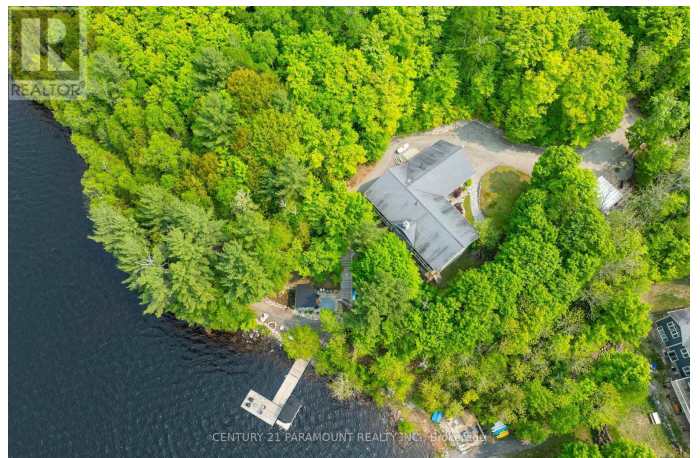
MLS® #X12358941

\$2,289,900

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Ryerson, Ryerson, Ontario

Built in 2008, this energy-efficient ICF block bungalow offers year-round comfort & privacy on an irregular 1-acre lot at the end of a dead-end road. Enjoy desirable southwest exposure on Lake Cecebe, connects to Ahmic Lake & provides 40 miles of boating. Located between Burk's Falls & Magnetawan, it's just 30 minutes from Huntsville. The main level features hardwood & tile floors. A custom chefs kitchen by Cutter's Edge of Muskoka boasts solid hickory cabinetry, Corian countertops & two sinks. The open-concept kitchen, dining & living room are perfect for entertaining, with the living room featuring vaulted ceilings & a granite stone gas fireplace. Two decks off the living room offer extra outdoor space. The main floor primary bedroom includes a walk-in closet, an ensuite with double sinks, a walk-in shower & a heated tile floor. A pantry provides ample storage. The main-floor laundry room shares a mudroom leading from the oversized 30x30 two-car garage with a workbench & a two-piece bath. A second lake-facing bedroom completes this level. The lower level features two spacious bedrooms with closets & a 3-piece bath with a heated tile floor. The family room includes a Napoleon wood-burning stove, entertainment center & shuffleboard. A kitchenette with a fridge, microwave, cupboards & sink adds convenience. Relax in the indoor hot tub with outdoor access or convert it to an office or gym. Walk out to a deck leading to the lake, accessible by stairs or ATV path. The



spacious lakeside deck features a wet kitchen,BBQ,compostable washroom & dining area.A newer NyDock L-shaped dock provides ample space for boats,fishing, or relaxing.Enjoy campfires & stunning night skies.This property offers year-round lake access for snowmobiling OFSC trails & ice fishing.The home & lake house are backup powered by a Generac 20 kWh generator. A detached 20x18 Future Steel workshop provides storage.This well-loved, year-round home is a true paradise, ready for new memories. (id:6289)

Essential Information

Listing #	X12358941
Price	\$2,289,900
Bedrooms	5
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	276 Jeffrey Road N
Subdivision	Ryerson
City	Ryerson
Province	Ontario
Postal Code	P0A1C0

Amenities

Amenities	Marina, Park, Place of Worship, Schools, Fireplace(s), Separate Heating Controls
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Cul-de-sac, Wooded area, Irregular lot size, Waterway, Guest Suite
Parking Spaces	8
Parking	Attached Garage, Garage

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

Interior

Appliances	Hot Tub, Garage door opener remote(s), Dishwasher, Dryer, Freezer, Garage door opener, Microwave, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	214 x 259 FT
Foundation	Insulated Concrete Forms

Listing Details

Listing Office CENTURY 21 PARAMOUNT REALTY INC.



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