

\$2,750,000 - 36 Manitouwabing Estates Road, Mckellar

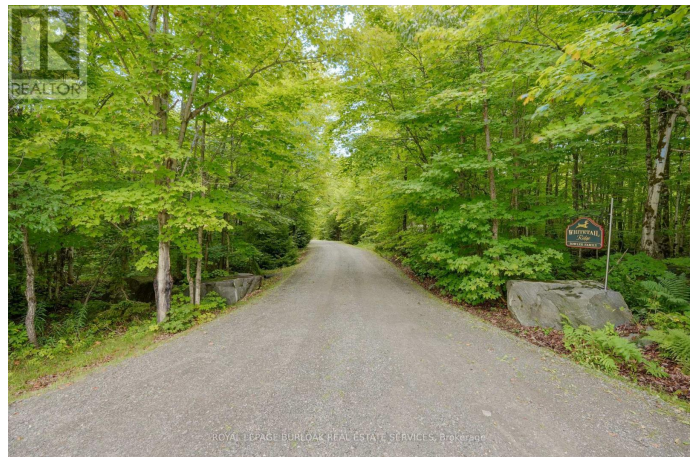
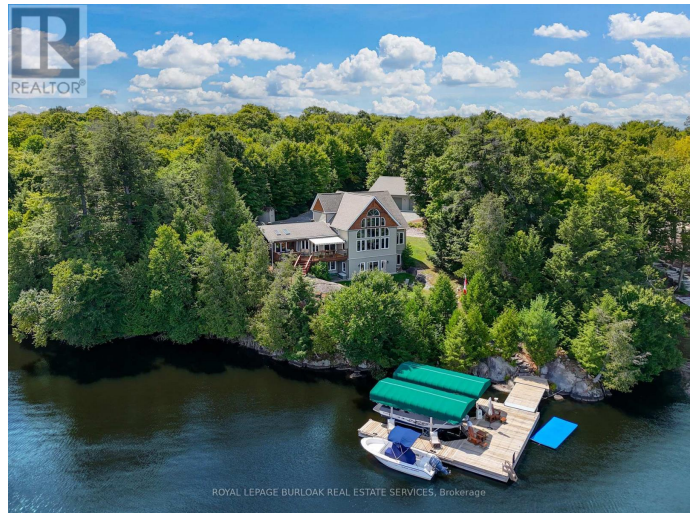
MLS® #X12392696

\$2,750,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

McKellar, McKellar, Ontario

Panoramic views of Lake Manitouwabing take center stage in this beautifully crafted lake house, visible from nearly every room in the house. Whether you're enjoying a morning coffee or hosting family and friends, the ever-changing lake vista is your daily backdrop. Lovingly maintained by the same family for almost 20 years, this stunning property offers 3,533 sqft of finished living space on a private lot at the end of a quiet, municipally maintained cul-de-sac. The lot itself is a rare gem, blending lush forest, bedrock, open green space & a gradual slope to the waterfront, perfect for lakeside enjoyment for all ages. Inside, thoughtful design meets superior craftsmanship, with slate tile, hardwood floors, pine ceilings, wall treatments and mouldings. The great room features soaring ceilings & stone fireplace, making it the perfect gathering place with a breathtaking view. The kitchen is both timeless and functional, boasting solid maple cabinetry, granite countertops & stainless-steel appliances. With 3+2 bedrooms and 3.5 bathrooms, there's space and comfort for the whole family. The fully finished basement features 9-foot ceilings, in-floor heating, wet bar & direct access to the waterfront. Enjoy 151 ft of clean, deep, shoreline and a premium docking system with 2 covered boat slips, lift systems, and approx 18ft of water depth off the dock's end -ideal for swimming and boating. The insulated 1,357 sqft garage & workshop is a hobbyists dream, with a 2-post



car lift, roughed-in radiant in-floor heating and upper loft, plus many inclusions. Take a scenic 15 min boat ride to championship golf course, Manitou Ridge, for a round of golf or bite to eat at their beautiful clubhouse & patio. Both McKellar & Parry Sound are a short drive for groceries, local eateries and all other amenities. This truly turnkey offering blends natural beauty, modern convenience + many premium extras into an exceptional year-round waterfront home that is ready for immediate enjoyment! (id:6289)

Essential Information

Listing #	X12392696
Price	\$2,750,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	36 Manitouwabing Estates Road
Subdivision	McKellar
City	Mckellar
Province	Ontario
Postal Code	P2A0B5

Amenities

Amenities	Golf Nearby, Schools, Fireplace(s), Separate Heating Controls
Utilities	Cable, Electricity Connected, Telephone
Features	Cul-de-sac, Irregular lot size, Sloping, Flat site, Wetlands, Carpet Free
Parking Spaces	14
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Water Treatment, Dishwasher, Dryer, Furniture, Microwave, Stove, Washer, Window Coverings, Refrigerator
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
Exterior Features	Landscaped
Lot Description	151 x 473 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES



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