

# \$995,900 - 1025 & 1027 Big Island Road, Bracebridge (draper)

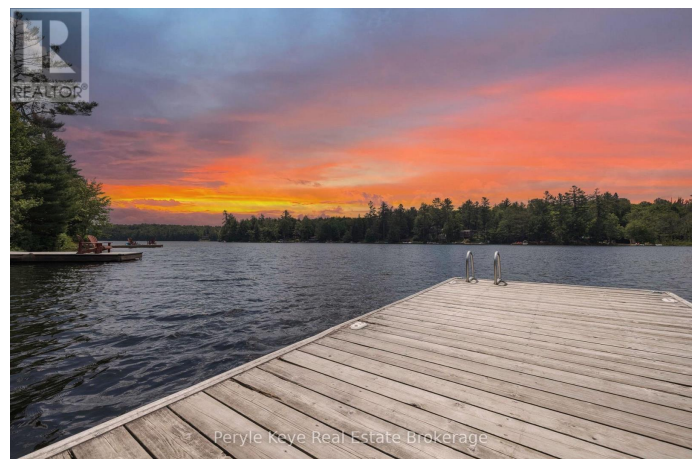
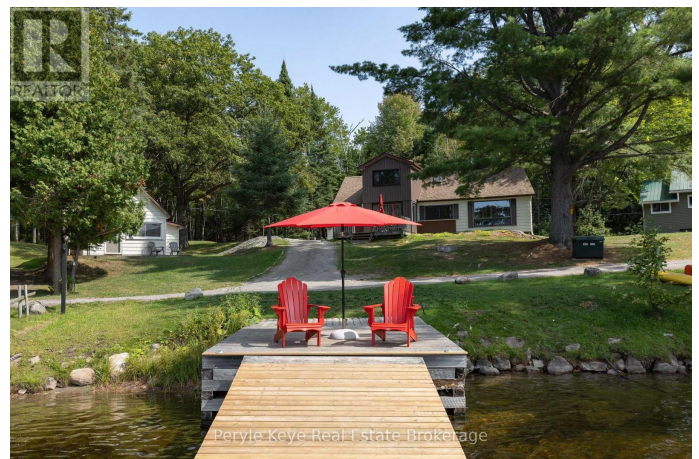
MLS® #X12399057

**\$995,900**

7 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Draper, Bracebridge (draper), Ontario

Two Cottages. One Carefree Summer Story. Tucked along the shores of Prospect Lake with coveted southwest exposure, this rare lakeside package delivers something almost unheard of two fully equipped cottages on one beautiful lot. Its the kind of setup families dream about. One for you. One for them. Both with kitchens, bathrooms & bedrooms so everyone can come together without being on top of each other. At the heart of the property sits the main cottage: warm, welcoming & surrounded by tall pines. With 5 bedrooms & 2 baths, theres space to sleep a crowd & gather for games, meals, & early-morning coffee. A short stroll away, the 2nd cottage offers 3 bedrooms, a 3PC bath, its own kitchen, and a peaceful retreat just far enough for privacy but close enough to stay connected. Across the quiet lane, the shoreline invites you in. A 40' dock reaches out into the lake, with approx. 12' of depth off the end ideal for swimming, docking, or diving into summer. The sun-drenched, gently sandy shoreline is perfect for all ages. This is cottage life, uncomplicated where sand ends up in bedsheets, dinners are BBQd, & no ones fussing over perfect. Evenings settle into bonfires, marshmallows, & picture-perfect starry nights. Multiple upgrades add peace of mind, including a new septic system installed in 2021. A detached garage currently houses laundry & adds storage for the toys that make



lake life even better. With two self-contained cottages, this property also presents a strong investment opportunity ideal for short-term vacation rentals, long-term tenants, or simply a shared family investment with excellent potential for rental income. Whether shared between siblings, passed down through generations, or held close as your own retreat, this is the kind of property that becomes part of your family story. Sun-soaked dock days. Campfire nights. Room for everyone. This is the cottage youve been waiting for. (id:6289)

Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12399057     |
| Price      | \$995,900     |
| Bedrooms   | 7             |
| Bathrooms  | 3.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1025 & 1027 Big Island Road |
| Subdivision | Draper                      |
| City        | Bracebridge (draper)        |
| Province    | Ontario                     |
| Postal Code | P1L1X1                      |

Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Features       | Level, Guest Suite                                            |
| Parking Spaces | 6                                                             |
| Parking        | Detached Garage, Garage                                       |
| # of Garages   | 2                                                             |
| View           | View, Lake view, River view, View of water, Direct Water View |
| Is Waterfront  | Yes                                                           |
| Waterfront     | Waterfront                                                    |

## Interior

|              |                                                                              |
|--------------|------------------------------------------------------------------------------|
| Appliances   | Water Heater, Blinds, Furniture, Microwave, Two stoves, Washer, Refrigerator |
| Heating      | Electric Baseboard heaters                                                   |
| Cooling      | None                                                                         |
| Fireplace    | Yes                                                                          |
| # of Stories | 2                                                                            |

## Exterior

|                 |                     |
|-----------------|---------------------|
| Exterior        | Brick, Vinyl siding |
| Lot Description | 100.1 x 239.1 FT    |
| Foundation      | Wood/Piers, Block   |

## Listing Details

Listing Office      Peryle Keye Real Estate Brokerage



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Listing information last updated on October 26th, 2025 at 4:01pm EDT