

\$2,899,999 - 3081 Beachwood Drive, Selwyn

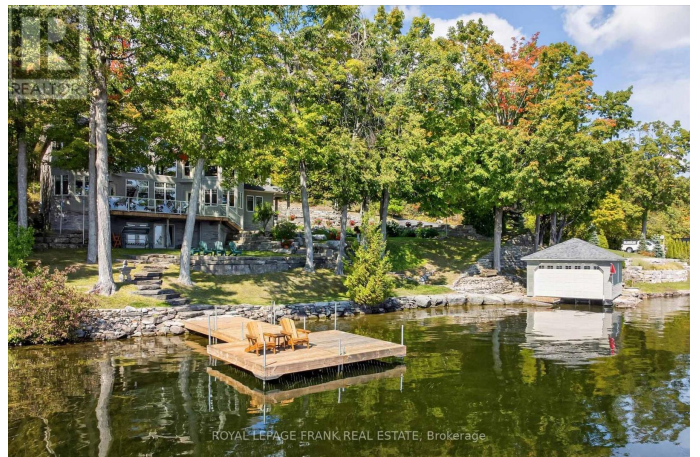
MLS® #X12407860

\$2,899,999

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Selwyn, Selwyn, Ontario

Welcome to 3081 Beachwood Dr, an exquisite custom-built Arts & Crafts Revival estate on the shores of Lower Buckhorn Lake. With over 160 feet of pristine, swimmable waterfront and a gently sloping, landscaped lot, this home offers a rare blend of privacy, craftsmanship, and natural beauty. Built in 2004/2005 by Paul Graham Carpentry, it was designed to capture unobstructed views of the dotted islands from nearly every window, seamlessly blending warm wood finishes, stonework, and natural light. The main floor features oak cabinetry and staircase by Steve Griffin, granite kitchen countertops, and a stunning locally sourced limestone fireplace by Ralph Parker. Flooring includes hardwood and heated tile, with radiant in-floor heating extending throughout the lower level. The primary suite boasts a spa-inspired ensuite with air tub and heated tile, a walk-in closet, recessed ceiling with hidden surround lighting, and a private balcony overlooking the lake. Two upper guest bedrooms share a Jack & Jill bathroom, while the lower level offers a spacious family room, an additional bedroom, and a marble-finished bath. Mechanical highlights include a new Generac 14 kW generator (2025), a well with UV & filtration system for household water. Triple-pane curved windows, zoned heating/cooling, air exchanger, humidifier, central vac, and built-in alarm system ensure comfort and peace of mind year-round. Outside, enjoy limestone landscaping quarried from the lot, a fully paved driveway and fire



route, an oversized garage with two 9ft doors, and a boathouse with wet slip. The dock, widened five years ago, offers excellent swimming and boating access, making lake life effortless. 3081 Beachwood Dr is more than a home its a thoughtfully designed lakeside sanctuary, ideal for entertaining or quiet retreats in every season. (id:6289)

Essential Information

Listing #	X12407860
Price	\$2,899,999
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3081 Beachwood Drive
Subdivision	Selwyn
City	Selwyn
Province	Ontario
Postal Code	K0L2H0

Amenities

Amenities	Fireplace(s), Separate Heating Controls
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Cul-de-sac, Irregular lot size, Waterway, Level
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2
View	View, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Dishwasher, Dryer, Microwave, Oven, Stove, Washer, Water Treatment, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Hardboard
Exterior Features	Landscaped
Lot Description	156.4 x 196 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE FRANK REAL ESTATE



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