

\$1,475,000 - 2 Leslie Drive W, Bracebridge (monck (bracebridge))

MLS® #X12410198

\$1,475,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Monck (Bracebridge), Bracebridge (monck (bracebridge)), Ontario

With 150 frontage accessing Lake Muskoka, a grandfathered boathouse, two docks, a fully renovated home and a guest bunkie you literally have everything that you could ever want in a Muskoka property! There is plenty of room for the whole family in a renovated home (1800 sq.ft.)+/- that boasts solid hardwood floors, large custom kitchen, granite counters with high-end appliances, PFA, CA, a stunning original stone wood burning fireplace and a recently renovated large primary suite with large custom walk-in closet, beautiful custom primary bath and walkout to the rear private hot tub retreat. The main 4 piece bath satisfies the needs of the second bedroom as well as any guests. The custom vaulted ceiling with six skylights provides natural light that adds an ambiance often enjoyed while overlooking the waters edge. Additionally the main floor offers an open, bright office. The lower level contains another bedroom, full bathroom, rec room with fireplace and a complete bar as well as an excellent storage room and full laundry room. The guest bunkie can host up to 6 people comfortably, has a 2-piece bath, propane fireplace and AC, so it is excellent for overflow guests year round. The grandfathered boathouse (2010) and two docks are positioned to offer full usage of your frontage that is level with its own beach giving ample room for enjoying every game the family



wants to play. The detached oversized (900 sq.ft)+/- double garage has a 3rd garage door to the rear yard for ease of access. The property is fully landscaped and the circular driveway is newly paved. This is a location that is close to town yet just a quick ride to Lake Muskoka for all of the destination boating you could ask for. (id:6289)

Essential Information

Listing #	X12410198
Price	\$1,475,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Contemporary

Community Information

Address	2 Leslie Drive W
Subdivision	Monck (Bracebridge)
City	Bracebridge (monck (bracebridge))
Province	Ontario
Postal Code	P1L1W8

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Wireless, Telephone, Electricity Connected
Features	Wooded area, Level, Sump Pump
Parking Spaces	9
Parking	Detached Garage, Garage, Inside Entry
# of Garages	2
View	River view, View of water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Garage door opener remote(s), Range, Water Heater, Water Treatment
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
Has Basement	Yes

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	150 x 330 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office Royal LePage Lakes Of Muskoka Realty



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