

\$2,500,000 - 1075 Sawmill Lane, Lake Of Bays (sinclair)

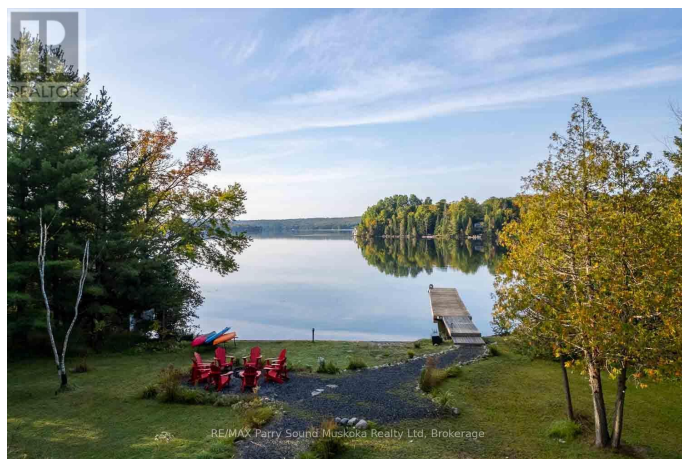
MLS® #X12414215

\$2,500,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Sinclair, Lake Of Bays (sinclair), Ontario

This 4 season Lake House is located on sought after Peninsula Lake, part of a prominent 40 mile waterway. Situated in a prime location this property lies just a short drive from the town of Huntsville. Arrive by car or enjoy the boat ride to the docks in the heart of town. Huntsville has all that an active community has to offer. Deerhurst Resort, Golf, Hidden Valley Ski Resort, Algonquin and Arrowhead Parks are all within a short distance. Sitting on 1.15 acres with 212' of exceptional waterfront the property includes a 2nd 2 bedroom, year round, Pan Abode cottage with hot tub, private driveway and dedicated beach waterfront. The main house is surrounded by a landscaped lawn, gardens and pathways leading to a fire pit, a gorgeous beach and large dock. Upon entry to the foyer of the main house you are immediately drawn in by the lake views that this house was designed to capture, obvious from almost every room on the main level. The open and spacious design of the kitchen and dining room offer ease of entertaining with a easy flow through to the living room and family room, complete with a stone fireplace. A walkout to the deck and large windows bring the beauty of outside living inside. The generous primary bedroom includes a walk in closet, large views with a private walkout leading to the outdoor hot tub. A luxurious 4pc ensuite offers a peaceful way to relax at the end of the day. The 2 pc powder room, laundry room and access to the double garage



complete the main level. The lower level includes 3 sizeable bedrooms with a nook adjoining one room providing cozy sleeping for a few extras. Two 3 pc bathrooms are conveniently located for your guests' comfort. This large lower floor contains both a recreation room for board games or for watching movies as well as a separate game room that currently is home to a pool table. The utility room and a laundry station complete the lower level. Recent upgrades include a roof, drilled well and two complete septic systems. (id:6289)

Essential Information

Listing #	X12414215
Price	\$2,500,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1075 Sawmill Lane
Subdivision	Sinclair
City	Lake Of Bays (sinclair)
Province	Ontario
Postal Code	P1H2J6

Amenities

Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Treatment
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood
Lot Description	212 x 182.1 FT
Foundation	Block

Listing Details

Listing Office RE/MAX Parry Sound Muskoka Realty Ltd



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