

# \$1,250,000 - 1246 Grace River Road, Dysart Et Al (harcourt)

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MLS® #X12428297

**\$1,250,000**

3 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Harcourt, Dysart Et Al (harcourt), Ontario

As soon as you arrive at this stunning waterfront property, you'll feel the warmth, care, and attention to detail that has been poured into every corner. The paved driveway leads you to a spacious three-car garage, framed by manicured landscaping and a beautifully designed home that blends comfort with elegance. Set on 198 feet of pristine frontage on Grace Lake, this property offers the best of waterfront living. Grace Lake is part of a two-lake chain and is widely regarded as one of the most desirable lakes in Wilberforce. Enjoy a beautiful sand beach with easy entry, perfect for swimming, while anglers will appreciate the excellent fishing the lake is known for. Whether you're relaxing by the shoreline, boating across the chain, or entertaining lakeside, this setting is truly exceptional. Step inside and prepare to be captivated by the breathtaking views of Grace Lake, perfectly showcased through expansive windows. The main floor features an open-concept kitchen and dining area that flows seamlessly into a welcoming living room ideal for both everyday living and entertaining. The primary suite offers a generous walk-in closet and a private 3-piece ensuite, while two additional bedrooms and a full 4-piece bathroom provide space for family or guests. A large pantry, convenient main-floor laundry, and direct access to the three-car garage add thoughtful practicality. The walkout lower level



impresses with soaring 9-foot ceilings, oversized windows framing panoramic lake views, a 3-piece bathroom, and endless possibilities for creating your dream space. Whether you envision a recreation room, home gym, or additional bedrooms, this level is ready to be transformed to suit your lifestyle.

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**Essential Information**

Listing #	X12428297
Price	\$1,250,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	1246 Grace River Road
Subdivision	Harcourt
City	Dysart Et Al (harcourt)
Province	Ontario
Postal Code	K0L1M1

**Amenities**

Parking Spaces	13
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Central Vacuum, Water Treatment
Heating	Oil Forced air

Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Vinyl siding
Lot Description	196 x 204 FT
Foundation	Insulated Concrete Forms

## Listing Details

Listing Office Century 21 Granite Realty Group Inc.



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