

# **\$719,000 - 1035 Atkins Lake Road, Bracebridge (macaulay)**

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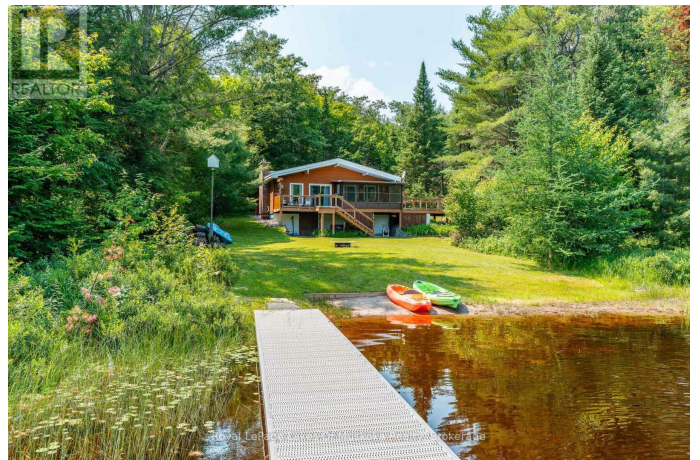
MLS® #X12449106

**\$719,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Macaulay, Bracebridge (macaulay), Ontario

Ten minutes to Bracebridge, this lovingly maintained Viceroy-style cottage is fully equipped for year-round living, perfect as a four-season getaway or a comfortable full-time home. Set on a gently sloping 0.65-acre lot with a hard-packed sandy shoreline on spring-fed, motor-free Atkins Lake, the property welcomes you with perennial gardens, sweeping lawn and ample parking. Inside, just over 1,000 sq ft of classic open-concept space is highlighted by a beamed cathedral ceiling and a wood-burning fireplace with Napoleon insert. The bright eat-in kitchen opens to the spacious living room, where sliding doors lead to a screened Muskoka room and an adjoining waterside deck for easy indoor, outdoor living. A private bedroom wing offers three good-sized bedrooms, each with a closet; one guest room currently hosts the laundry. The renovated four piece bath features a deep soaking tub and modern finishes. Thoughtful upgrades deliver worry-free comfort in every season: forced-air propane heating with central A/C, a drilled well with sediment and UV filtration, a generator panel with an automatic transfer switch for a portable generator, a 2015 electrical panel, and a professionally spray-foamed crawl space with new weeping tile and waterproofing membrane. Outside, follow the gentle lawn to a lakeside fire-pit and a three-section pole dock, ideal for swimming, paddling and sunset



gatherings. A large storage shed completes the package. Move-in-ready, year round lakeside living on beautiful Atkins Lake.  
(id:6289)

**Essential Information**

Listing #	X12449106
Price	\$719,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	1035 Atkins Lake Road
Subdivision	Macaulay
City	Bracebridge (macaulay)
Province	Ontario
Postal Code	P1L1W9

**Amenities**

Parking Spaces	6
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

**Exterior**

Exterior	Wood
Lot Description	100 x 180 FT
Foundation	Concrete

## **Listing Details**

Listing Office      Royal LePage Lakes Of Muskoka Realty



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