

# \$695,000 - 1401 Rocksborough Road Pvt 2, Bracebridge (draper)

MLS® #X12451145

**\$695,000**

4 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Draper, Bracebridge (draper), Ontario

Sit in the Muskoka Room, deck or covered porch and listen to the Loons calling, waves lapping the shore and the breeze rustling through the trees- this is Off Grid Paradise. Very well maintained and unique 3 season cedar sided and pine lined, open concept, 4 bdrm, rustic cottage is tucked away on serene Spence Lake just 15 minutes from Town of Bracebridge. Set on a private oversized 8 acre lot with 350 feet of water frontage, no neighbours to the left and minimal lake development, it truly feels like you are in the heart of nature. Accessed via a private summer-maintained cottage road managed by a well-established association, this quaint and peaceful property is a haven from the hustle and bustle. Nature's own granite and white pine landscaping and gentle slope lead you to the shoreline, where a floating dock awaits. Solar power system upgraded approximately 6 years ago to support the entire cottage. Cottage comes fully furnished and includes a 16 Aluminum boat for your enjoyment. Positioned close to the water for that classic cottage feel, this retreat is ready for you to start making memories the moment you arrive. (id:6289)



## Essential Information

Listing # X12451145

Price	\$695,000
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	1401 Rocksborough Road Pvt 2
Subdivision	Draper
City	Bracebridge (draper)
Province	Ontario
Postal Code	P1L1X3

### Amenities

Amenities	Hospital, Fireplace(s)
Utilities	Electricity, Wireless
Features	Wooded area, Irregular lot size, Sloping, Rolling, Solar Equipment
Parking Spaces	6
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Heating	Wood Radiant heat
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

### Exterior

Exterior	Cedar Siding, Wood
Exterior Features	Landscaped
Lot Description	350 x 1040 FT
Foundation	Block, Wood/Piers

### Listing Details

Listing Office	RE/MAX Professionals North
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