

# \$1,049,000 - 1338 Browning Isl Island, Bracebridge (muskoka (n))

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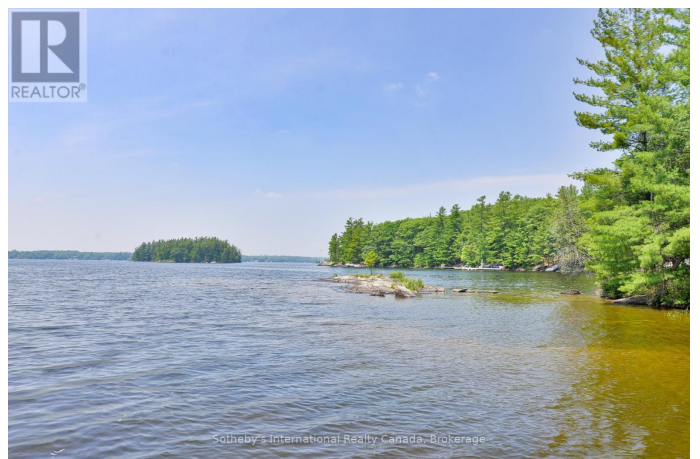
MLS® #X12452498

**\$1,049,000**

6 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Muskoka (N), Bracebridge (muskoka (n)),  
Ontario

Welcome to Browning Island and incredible sunset views across Lake Muskoka in a beautiful part of the lake. Campbells Landing, Allport Marina, and Patterson Kaye Resort are just a jaunt away to shore, blending seclusion with easy access. This listing includes two separately owned properties: the cottage lot, owned for over 50 years, with 220 feet of sandy waterfront, plus an adjacent close to 2-acre vacant lot adding approx. another 190 feet. Total: over 400 feet of prime shoreline for swimming, kayaking, and family fun. The cottage has created countless memories, now ready for someone new to enjoy and expand. The cottage features two completely separate living areas (up and down) for versatile stays, though improvements are needed. A wall of windows frames stunning lake views, with a large deck across the entire cottage suitable for el fresco dining. (Be very careful on the stairs - classic charm awaits your touch.) This package offers flexibility to restore or redevelop as your own canvas. The entire parcel boasts wonderful privacy, shielded by trees; the vacant lot abuts a road allowance for even more seclusion, no close neighbours, just waves and pines. Wake to loons, fish by day, gather by fire at night. Own this Muskoka legacy. Schedule a viewing to start your story. (id:6289)



## Essential Information

Listing #	X12452498
Price	\$1,049,000
Bedrooms	6
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	1338 Browning Isl Island
Subdivision	Muskoka (N)
City	Bracebridge (muskoka (n))
Province	Ontario
Postal Code	P1L1X2

## Amenities

Amenities	Beach
Features	Wooded area, Irregular lot size, Sloping
Parking	No Garage
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Island

## Interior

Heating	Electric Baseboard heaters
Fireplace	Yes
# of Stories	2
Basement	Walk out

## Exterior

Exterior	Wood
Lot Description	410 x 269 Acre
Foundation	Concrete

## Listing Details

Listing Office	Sotheby's International Realty Canada
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