

\$1,099,000 - 1203 Burlmarie Road, Lake Of Bays (mclean)

MLS® #X12467511

\$1,099,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Mclean, Lake Of Bays (mclean), Ontario

Welcome to 1203 Burlmarie Road! This large new custom built move-in ready home is conveniently located in Baysville, close to downtown and the many amenities the area has to offer. Just across the road and overlooking Bastedo Bay on Lake of Bays, the home sits on over 1 Acre and features nearly 2,000 sqft of finished main floor living space both open concept and private that includes 2 + 1 bedrooms and 3 bathrooms. The main floor boasts a huge kitchen with views of the backyard and open concept living and dining for interaction with guests. A Muskoka room, laundry room and access to the backyard on the main floor just off the kitchen area adds function and convenience. The sun soaked south facing Muskoka room ties into the wrap around front and back decks which provide plenty of space for enjoying a coffee in the morning or entertaining. The front yard features granite stone retaining walls, a beautiful pond, creek in the back and the side yard has a large grass area for activities. It is the perfect space to host guests coming to visit or campout on those summer evenings. The backyard is privately tucked away against the wooded backdrop. There is plenty of space for play sets, trampolines, outdoor storage, etc. The large driveway and flat area provides a great location for a future garage or storage building which the septic is oversized to accommodate. The home is well built,



boasting ICF foundation walls, propane furnace, central air, HRV and drilled well. The basement is roughed in for an extra hot water tank and plumbing drains for living space and bedroom. Imagine being minutes away from the Beaches, Parks and Lakes that the area has to offer. Here, you'll have the convenience of amenities close by, and yet be surrounded by privacy & nature. Enjoy the sounds of nature from Bastedo Bay across the road, beavers splashing, ducks, geese and bullfrogs in nature's paradise. All of this, and yet a gorgeous property, only 2+ hours to the GTA and minutes to town. (id:6289)

Essential Information

Listing #	X12467511
Price	\$1,099,000
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1203 Burlmarie Road
Subdivision	Mclean
City	Lake Of Bays (mclean)
Province	Ontario
Postal Code	P0B1A0

Amenities

Amenities	Marina, Park, Beach, Fireplace(s)
Utilities	Electricity
Features	Irregular lot size
Parking Spaces	12
Parking	No Garage
View	Lake view, View of water

Interior

Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding, Wood
Lot Description	502 x 117 FT
Foundation	Insulated Concrete Forms

Listing Details

Listing Office RE/MAX Professionals North



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