$3,798,000 - 1017 COLEMAN Road

Listing ID: 40387804

$3,798,000
4 Bedrooms, 4 Bathrooms, 3.44 acres
Single Family

1017 COLEMAN Road, Bracebridge,
Ontario, P1L1X2

Exemplary offering on Lake Muskoka representing incredible value to market. Choice 3.5 acre South West classic pine and rock 'Group of 7' style shoreline of over 280 feet (assessed), nestled in a cove away from the boating corridor, yet positioned beautifully to drink in miles of sundrenched views. Custom contemporary 2019 new build & rebuild, architecturally designed, with handsome Eastern Seaboard nautical blue and white exterior topped with stately modern black steel roof, seamlessly integrating the stylishly spacious airy interior design. "Shelborne" open concept kitchen with Caesarstone countertops, centre island, pantry, lakeside expansive dining, Brazilian slate cladded floor-to-ceiling 50" wide wood-burning fireplace, white oak flooring, suites of bedrooms, 2 welcoming entries, plus 4 walkouts to sunny lounging and entertaining terraces cascading down to quintessentially "Muskoka" rocky deep water shoreline boasting grandfathered water's edge cedar lined cabana with sauna, 3 separate floating Nydock swimming/boating platforms, sun all day, finer views, and room for expansion with site approved drawings included – a 2 storey detached garage with guest quarters (build not included in purchase price). Complete

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with back-up Generator, magnificent mechanicals, reverse osmosis, central air, most interior fine furnishings included, with dreamy under 2 hour access from Toronto and just minutes to shopping, dining, and golf. When views, exposure, topography, stylish modern design, and location matter most – look no further. (id:49587)