

\$3,595,000 - 1611 PENINSULA Road

Listing ID: 40416489

\$3,595,000

3 Bedrooms, 4 Bathrooms, 0.6 acres

Single Family

1611 PENINSULA Road, Port Carling,
Ontario, P0B1J0

1st ever offering of this 3,400+ sq ft custom-built Lake Joe, Cooper Brothers year round fam cottage exclusively addressed along the coveted and most sought after Port Sandfield - Minett Corridor. Lovely curb appeal presents both roadside and lakeside, level lands, asphalt circular drive, mature tree lined entry leads to exquisite archetypal Sunset shores of sand & deeper waters. The principal res, guest cabin, 3 slip boaths & 2 car gar all gift a very attractive Muskoka bevelled cedar siding. The 4 seasons Res is steps to the water & boasts a myriad of principal living areas, Vaulted ceilings, Flr to ceiling Muskoka Stone FP, a dreamy Octagonal Screened Muskoka rm, open concept kit w lakeside dining, games Room and or lkside gym complete with billiard & shuffleboard tables treadmill & sauna. All rooms seamlessly flow together naturally integrating the outside to the inside with an abundance of terrace doors to covered waterside decks both wood and flagstone. The main floor Primary is spacious & serves up a private lake walkout. Jack & Jill bedrooms, an office or 4th bedroom, and a half storey loft grant a plethora of priv spaces for all, along with a water's edge guest cabin this wholly comprehensive package opportunes buckets of room for

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extended family and friends. The Grande 3 slip boathouse was built to accommodate an airplane for the aviation enthusiast. This one owner classic Muskoka cot ensemble has been beautifully maintained and is idyllically oriented to capture the magnificent long Cumberland Bay Sunset vistas of South Lk Joe. This is a most pleasing offering with something for everyone boasting a 10 out of 10 "Boat Score" to Joe & Rosseau's key Ports -Sandfield & Carling, nearby Lk Joe Golf Club & of course a straight away drive to the village of Rosseau & Famed Crossroads dining. Simply a superb location with splendid toddler friendly sunset shores & of course a lkside hot tub spa as well. Splendour in the sunshine-southern Lk Joe. (id:49587)

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