

# \$839,000 - 3-1148 SOUTH MULDREW LAKE Road

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## Listing ID: 40417301

**\$839,000**

3 Bedrooms, 1 Bathrooms, 0.71 acres

Single Family

3-1148 SOUTH MULDREW LAKE Road,  
Gravenhurst, Ontario, P0E1G0

Great topography and opportunity on 3/4 of an acre of South Muldrew Lake waterfront. Perched on a granite outcropping, this large frontage waterfront property provides you with a sense of privacy and peace all with a panoramic view. There are 5 buildings in total. The main dwelling was constructed in 1990. In this home, light floods the upper living space with huge windows, wind swept pines, and a jaw-dropping vista while the lower level provides a walk-out facing the lake. The shed/garage is huge and surrounded by windows. There is significant value offered in the footprint of the numerous legal non-conforming outbuildings: a 2 slip wet boathouse, an 'at the water' 2 level cabin that offers lower level waterside storage, and another 2 level 'A frame' style cabin that sits by itself high on the granite overlooking the water. Rehabilitation is required on the boathouse, outbuildings/bunkies and decking. There is great opportunity in the sheer number of buildings and boathouse that would normally not comply with current zoning guidelines. Make sure to view the video and extra photos for a better scope. A glorious family compound waiting to happen!  
(id:49587)

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Listing Office: Sotheby's International Realty Canada, Brokerage (Collingwood)