

# \$999,000 - 1157 BOYES HERITAGE Road

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## Listing ID: 40423782

**\$999,000**

4 Bedrooms, 2 Bathrooms, 2.13 acres

Single Family

1157 BOYES HERITAGE Road,  
Bracebridge, Ontario, P1L1X1

Welcome to a serene escape situated near the end of Boyes Heritage Road, a year-round municipally maintained road, just 35 minutes away from vibrant downtown Bracebridge. As you turn into the driveway of this remarkable property, you will instantly feel a sense of calm wash over you. With 240 feet of lake frontage and spanning just over 2 acres in size, this retreat offers a tranquil setting with captivating south-eastern exposure. Originally built in 1995 and completed around 2002, this charming 1 1/2 storey cottage encompasses approximately 1700 square feet of living space. A solid pine Murray's kitchen with new stainless steel appliances flows seamlessly into the adjacent dining area. Descend to the inviting living room featuring a woodstove, high cathedral ceilings, and sliding doors that open up to the full-width deck. Immerse yourself in the beauty of the surrounding nature and indulge in stargazing on warm summer nights. The tongue and groove pine paneling, expertly installed by Fitzmaurice Bros, adds a touch of rustic elegance to the interior. Two bedrooms, each with sliding doors that lead out to the deck, a three-piece family washroom and the utility room complete the main level. Upstairs, you'll

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find two additional well-sized bedrooms and a new four-piece washroom, providing ample space for family and guests. While traditionally used as a three-season cottage, this insulated retreat can be easily converted for year-round use, allowing you to enjoy the beauty of each season. The property features a Naylor tower dock with cedar drop-in panels, perfect for docking your boat and embracing waterfront activities. A designated firepit area and a raft further enhance the recreational possibilities. This turnkey cottage package is ready for a new family to create lasting memories and fully embrace the cottage lifestyle. Don't miss the chance to make this idyllic retreat on Bird Lake your own. (id:49587)

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Listing Office:Royal Lepage Lakes Of Muskoka Realty, Brokerage, Bracebridge