

# \$17,500,000 - 1 BASS Island

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## Listing ID: 40431099

**\$17,500,000**

4 Bedrooms, 6 Bathrooms, 11.35 acres

Single Family

1 BASS Island, Port Carling, Ontario,  
P0B1A0

Nestled amidst the picturesque Muskoka lakes, Bass Island stands as one of the largest privately held islands in the region. This iconic island presents a rare opportunity to establish the ultimate family compound, destined to be cherished for generations to come. Divided into three lots, with the potential for two additional lots, this meticulously redesigned contemporary cottage offers luxurious living at its finest. With a total of six bedrooms, each with ensuite, encompassing an impressive 7,339 square feet of living space, this property exudes elegance. Professionally decorated, the interior boasts floor-to-ceiling windows and doors, granting breathtaking waterfront views from every bedroom. The custom kitchen is a culinary enthusiast's dream, featuring top-of-the-line appliances, and exquisite marble tiles. The sunken living room is an inviting space, while the Stuv wood-burning custom fireplaces create a warm ambiance. Additionally, a full spa awaits, complete with a pool equipped with swim jets, a hot tub, cold plunge pool, sauna, steam room, and a massage shower. Located just minutes away from East Bay Landing, the property offers convenient access to a slip and car park. It is also in close proximity to MORTIMER'S Point

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Marina, providing additional options for boating enthusiasts. The property boasts a helipad, and a 3+ slip boathouse with living quarters. A tennis court, accompanied by a viewing gazebo, is the perfect setting for friendly matches. Commanding views, extending from sunrise to sunset, offer a captivating panorama. Peaceful walking trails surround the perimeter and high point bluffs offer awe-inspiring vistas in every direction. Bass Island presents an unparalleled opportunity to own a property of unmatched grandeur and exclusivity for a family compound or corporate retreat. With its exceptional features, this island property stands out as a testament to privacy and luxury. Bass Island awaits you. (id:49587)

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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling