

# \$3,150,000 - 164 PRISQUE Road

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## Listing ID: 40432680

**\$3,150,000**

5 Bedrooms, 3 Bathrooms, 1.74 acres  
Single Family

164 PRISQUE Road, Honey Harbour,  
Ontario, P0E1E0

THERE IS AN ASSUMABLE MORTGAGE OF APPROX. \$1,080,000.00 @1.49% WITH A MATURITY DATE OF MARCH 1, 2025 AVAILABLE TO QUALIFIED BUYERS. This architecturally stunning Georgian Bay home/retreat is located on 203 ft. of Georgian Bay waterfront and 1.74 acres with beautiful pink Canadian Shield granite outcroppings, whispering pines & a 200 ft. sand beach. The exceptionally well built 4000 sq. ft. custom home is of ICF construction approximately 5 yrs. old & is the new standard of heating and cooling efficiency. The materials used throughout are of a high quality & the flooring is hardwood and oversized tile. The western exposure provides Group of Seven views & fabulous sunsets as you sit around the fire pit in the custom one of a kind granite rock garden. Living & entertaining is made easy in the spacious open concept design which transitions to a 400 sq. ft. outdoor entertaining area. The light-filled great room has a cathedral ceiling & large western facing windows. The primary bedroom suite is some 500 sq. ft. consisting of a large bed sitting room with cathedral ceiling, a spacious 5 piece ensuite, 2 walk in closets & the suite opens onto a 150 sq. ft. private

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covered deck. Two bedrooms, a 4 pc. bath & laundry room are also on the upper floor. The lower level which is all above grade consists of an entry hall, a very large family room, a 3 piece bath & 2 more bedrooms & has a walkout to the patio and hot tub. Entry to the 800 sq. ft. in floor heated 2 car garage is also on this level which has a drive through bay plus a man door & room for all your toys & storage. The lower level floor is all in floor heating & the upper floor is forced air propane. Down at the sand beach there is a 60 ft, steel tube dock with 7 ft. of water depth, a stone sea wall & the rock garden. This 4 season home/retreat has plenty of open outdoor space for children to play, is close to golf, skiing, restaurants and has immediate access to all water sports and winter activities. (id:49587)

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Last Modified: 02/10/2023 05:03:39 PM  
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