

# \$1,995,000 - 1209 STEPHENS BAY Road

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## Listing ID: 40450141

**\$1,995,000**

4 Bedrooms, 4 Bathrooms, 11.98 acres

Single Family

1209 STEPHENS BAY Road, Bracebridge,  
Ontario, P1L1X2

Contemporary 4,100 sq. ft. custom new build on approx. 12 acres just minutes to downtown Bracebridge and the Muskoka Airport with year round views of Lake Muskoka facing to the sunsets. 4 bedrooms, 4 bathrooms, finished lower level walkout, open concept main floor living with fireplace, lower level bar, radiant in floor heat, central air, full back up generator. Large lawn area, spacious deck, covered patio, hot tub, fire pit spot. Attached 3 door garage with in floor heat and paved drive (will be paved right to the door) and granite steps to front entrance. When location, privacy, and views matter most. This is a very well built home in a fantastic location with nothing to do but move in and enjoy. Currently under the Managed Forest Program for lower taxes. Nearby public access to Lake Muskoka. Fibre optic internet. (id:49587)

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