

# **\$839,000 - 1527 BRACKENRIG Road**

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## **Listing ID: 40456943**

**\$839,000**

3 Bedrooms, 1 Bathrooms, 4.37 acres

Single Family

1527 BRACKENRIG Road, Port Carling,  
Ontario, P0B1J0

Solid pine-lined 'Brackenrig' 3 bedroom home on 4.37 acres just a stone's throw from public access to Lake Rosseau with 2 bay 2 storey garage and separate large carport with room for all the toys. Single family held and cherished since the original land grant in 1868. Well located less than 3 miles from 118 along the highly desirable Brackenrig corridor. Home features metal roof, mudroom area with airtight woodstove, cozy living room with southerly windows and lots of natural light, dining area with walkout to deck, good-sized kitchen, 3 bedrooms and 4 pc. bathroom. Basement features workshop area with lots of storage, propane space heater, separate large entrance, and finished secondary living area/office. Large insulated 2-door garage with ramp to 2nd storey workshop. Seasonal views of nearby Lake Rosseau. Just a couple hundred feet down quiet Boyce Road to a township dock and public picnic point on Lake Rosseau. Very private with no neighbours in view. A great opportunity for those seeking a year round home, or off-water retreat, or even a cottager seeking more space for storage and overflow. Well addressed, and ready for immediate occupancy, this is a fantastic offering. Newer steel roof, windows, patio,

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exterior drainage, and walkways. (id:49587)

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Last Modified: 25/09/2023 10:40:09 AM

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