

\$2,199,000 - 1293 WINDERMERE Road Unit# 101

Listing ID: 40458664

\$2,199,000

3 Bedrooms, 2 Bathrooms, 4.81 acres

Single Family

1293 WINDERMERE Road Unit# 101,
Utterson, Ontario, P0B1M0

Welcome to Camel Lake! With 1,635 ft. of frontage and over 4.8 acres of unspoiled Muskoka, this peninsula plus bay are a stunning, Algonquin Park-like parcel of land. The last cottage on a private dead-end, year-round road, it affords unmatched privacy. Camel Lake is a spring-fed lake at the top of the watershed with nesting loons. The property has east, south and west exposure with sunshine throughout the day. Enjoy a glorious sunrise from the dock and a stunning sunset from the granite rocks. The entire lot is covered by mature forest of old growth white pines and hemlock. It has a gentle slope to the water, exposed granite outcroppings, several glacial boulders, as well as a west-facing cliff over the water with views of the entire lake. The shore consists of both shallow and dive-in, deep water. Hard packed sand at the front of the shoreline allows all ages to wade in comfortably. With the potential to sever into 3 separate lots, this is an ideal property for a friends/family compound. The two dwellings on the property can sleep 10 people. The mid-century cottage has 3-bedroom, 2-bathroom, a wood stove and a beautiful floor-to-ceiling natural granite fireplace. It is move-in ready while you plan for a second home on the property. Just

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down the shoreline sits a 2-storey, 1-slip grandfathered boathouse (no longer permitted under current bylaw). With new, 2021 foundations, it has two rooms, a bathroom and kitchenette. There is also a bunkie / shed near the main cottage and plenty of parking. Well-cared for and loved by a family of journalists and filmmakers who intentionally opted to unplug, it does, however, have a brand new Bell WIFI tower across the lake. Located 20 minutes from Port Carling, Bracebridge and Huntsville where you have fine shopping, restaurants and golf courses. An oasis of tranquillity, offered for the first time in almost 40 years, this is a must-see, rare opportunity.
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Listing Office: Sotheby's International Realty Canada, Brokerage (Gravenhurst Unit 4)