

# \$1,499,000 - 37 ANGUS POINT Road

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## Listing ID: 40459312

**\$1,499,000**

3 Bedrooms, 3 Bathrooms, 1.67 acres

Single Family

37 ANGUS POINT Road, South River,  
Ontario, P0A1Z0

An oasis awaits your senses when you drive down the winding, black granite driveway to reveal breathtaking views of Angus Bay and a wonderfully landscaped property carefully dotted with low maintenance perennial gardens and large outdoor living spaces including a large, screened in gazebo. Automatic irrigation system makes maintenance a breeze. Two entries to the water include a sand bottomed shoreline with beach area and a gentle slope into the water as well as a deeper, clean waterfront area, with large granite stairs leading to rock outcroppings on a private point of land which adds to your 250 ft of shore. Walk in the home and your welcomed into an ample sized entry with heated slate floors and coffered ceilings, a perfect touch and example of the craftsmanship and pride of ownership that has gone into this property. Making your way to the main living area with maple hardwood flooring a large, picturesque wall of windows will be revealed featuring lake and garden views, great privacy from the water and a stone fireplace at the centre of it all. Large kitchen with SS appliances and custom cherry cabinets with a dining room made for entertaining. Two bedrooms on the main floor, one with 2-piece ensuite, as well as a

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large 3-piece bath that includes laundry. Second level has a loft that could be used as an office, reading space, or TV area, and huge primary bedroom with walk-in closet, large 4-piece ensuite and a gas fireplace. Wake to beautiful views of the bay and the quiet solitude of lakeside living. Built in 2008 this home has been updated with force air gas heating and central air as well as automatic generator for peace of mind when you're away. Storage for vehicles and boat/toys comes from an attached, heated and insulated garage as well as a single garage and a double detached garage. Eagle Lake is a wonderful and highly desired lake in the area with 10% Crown Land and Mikisew Provincial Park nearby for additional activities throughout the year.  
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