

# \$1,789,000 - 1064 FAIR-LEE PARK Road

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## Listing ID: 40459571

**\$1,789,000**

3 Bedrooms, 1 Bathrooms, 0.37 acres

Single Family

1064 FAIR-LEE PARK Road, Minett,  
Ontario, P0B1G0

Paradise has an address.....it is 1064 Fair-Lee Park Road! This adorable & fully turnkey 3 bedroom Viceroy cottage has been lovingly & meticulously maintained inside and out with numerous upgrades over the years. Check off all the boxes on your cottage wish list here with: privacy, level land, southwest exposure for sun all day & sunsets, open concept cozy cottage, drive-to-door convenience, lakeside fire-pit, huge lakeside deck and a coveted central Lake Rosseau location only minutes to golf, dining & shopping. You will not have to compromise or be disappointed when you see all that this totally turnkey package has to offer! The cottage is small but can be enlarged by over 500 square feet or you could also redevelop into a new, stunning 2 storey build. The gentle, sandy shoreline is great for kids, grandparents, and pets alike. Whether you are sitting on the sunny dock, tinkering in the workshop/Bunkie, playing in the water or sitting at the shore taking in the island-dotted views, there is enough room and space for everyone to enjoy this little slice of heaven! Lake Rosseau's Royal Muskoka Peninsula was once the home to the historic and legendary Royal Muskoka Hotel. New owners can opt in to be apart of The Royal Muskoka Island Association

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(Almost 50year old association - \$150 a year) that is supportive, friendly, and inclusive with yearly island picnics & gatherings. The 32 acres of green space in the middle of the Island with tennis courts, pickle ball courts, basketball net, soccer field, baseball backstop, and walking trails is only steps from the cottage. As a famous Greek story teller once said Good things come in small packages and this is certainly true with this darling cottage! Just bring your suitcase & groceries and make yourself at home on beautiful Lake Rosseau! Don't miss this opportunity to start your family cottage memories in Muskoka this Fall!  
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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling