

# \$2,100,000 - 1096 MCVITTIE Road

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## Listing ID: 40460187

**\$2,100,000**

3 Bedrooms, 2 Bathrooms, 4.8 acres

Single Family

1096 MCVITTIE Road, Bracebridge,  
Ontario, P1L1X2

Rare offering on Lake Muskoka with 690ft of shoreline encompassing two small bays and a point of land. Due west exposure means stunning sunsets and all day sun at the water. The cottage is vintage, with three bedrooms and two full baths, an eat-in kitchen and living room with a wall of glass overlooking the patio and lake. Muskoka granite is a feature inside and out with stone hearth, flooring, patio and pathways. Mature Cedar trees line the shoreline with a lily pad bay one side and a sandy beach area for swimming on the other. At the end of the point you have a two slip boathouse, well situated to not ruin the view!. McVittie Road runs through the property with forest on both sides totalling over 4 acres to explore. The area across the road is zoned EP and has its own frontage of 355ft on Alport Bay. Located a short drive to the Town of Bracebridge and a boat ride away from Port Carling and the Gravenhurst Wharf. Enjoyed and loved by the same family for over 50 years, this property has never before been offered for sale. Please make sure to check out the video and IGuide to this property. (id:49587)

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Listing Office:Royal Lepage Lakes Of Muskoka Realty, Brokerage, Bracebridge