

# **\$3,295,000 - 1033 THOMPSON Lane**

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## **Listing ID: 40463879**

**\$3,295,000**

4 Bedrooms, 2 Bathrooms, 1.67 acres

Single Family

1033 THOMPSON Lane, Lake Of Bays,  
Ontario, P0A1H0

Gorgeous property on Lake of Bays in the Dwight area. Prime location on a quiet bay with quick access to the big lake. Lake of Bays is the second largest lake in Muskoka. Almost 1.7 acres of property features 540 feet of owned shoreline, gently sloping lot, sandy beach, with hard sand lake bottom shallow to deeper water – 4' to 6' off the end of the dock, and west (sunset) exposure. It has excellent privacy and year-round access via a privately maintained laneway off a year-round municipal road. Just 5 minutes to Dwight for shopping, or 20 minutes to Huntsville to the west or Algonquin Park to the east. Very few properties like this come to market with such large frontages. Winterized home was built in 1974 and has a true Muskoka cottage feeling. Four bedrooms and 2 bathrooms and is in great condition. Three of the bedrooms are on the main floor along with a 3 pce bathroom featuring a deep vintage claw foot tub perfect for a long soak. Large living room with window wall facing the lake, kitchen and dining room with multiple accesses to the large wrap-around deck. Lower level features one bedroom with private patio, full bathroom, a large rec/family room with view and walkout to the lake. A large

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workshop/laundry area that leads to a screened porch perfect for enjoying a cup of coffee in the morning while watching the lake or a glass of wine in the evening. Outside shower behind the bunkie with propane heater used to supply hot water. Detached double garage, single wet-slip boathouse with second space for storage, dock at boathouse, storage shed, sweet little bunkie, all in good condition. An ideal site for a rebuild or use the cottage as it is. High speed fiber internet is installed. (id:49587)

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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling