

# **\$759,000 - 1192 GLEN GORDON Road**

---

## **Listing ID: 40466027**

**\$759,000**

2 Bedrooms, 1 Bathrooms, 470

Single Family

1192 GLEN GORDON Road, Bracebridge,  
Ontario, P1L1X4

Welcome to your private oasis on the quaint shores of Leonard Lake. This turnkey offering has so much to offer - starting with an incredibly private and peaceful setting tucked away from all road, railway and boat noise, all whilst being conveniently located close to all of the action in Port Carling and Bracebridge. With golf, fine dining, shopping and more activities right at your fingertips, the location is undeniable. The charming cottage setting will have you feeling lost in nature, allowing you to enjoy the quintessential cottage life: early morning coffee on your deck in peace as the lake comes to life, long sunny days on the waters, and evening beverages around the fire pit as you watch the majestic sunset. The property features 137' of gorgeous west-facing shoreline with clear waters, all-day sun, and unforgettable long water views. The bright and open concept, 2 bedroom cottage has been recently renovated and comes fully equipped with everything you need to start enjoying life at the cottage (almost everything as seen in the MLS photos - inclusion list available). A large walkout deck captures the open views and makes a perfect spot for your morning coffee, evening BBQ, and dining. There is a 2-pc bathroom inside the cottage and a

# \$759,000 - 1192 GLEN GORDON Road

---

plush outdoor shower under the screened in gazebo, adding to the outdoors experience. Improvements include new decking, stairs and paths to the waterfront, new dock, brand new appliances, UV water filtration, 200 amp service and more. Sitting on 1.24 acres of mixed terrain, there is ample space to further develop the property and enhance the already-spectacular experience. Site-plan and survey available. It is currently set up to enjoy 3 seasons of the year, however, modifications can be made to allow 4 season use. Year round access - Glen Gordon is seasonally maintained, and serviced by residents in Winter. Strong potential for short-term rental income. Come see for yourself why this little gem could be your oasis in waiting. (id:49587)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association  
Data Provided by: The Lakelands Association of REALTORS®  
Last Modified: 25/09/2023 10:36:43 AM  
Listing Office: Cottage Vacations Real Estate Brokerage Inc.