

\$1,395,000 - 1735 FRASERBURG Road

Listing ID: 40473407

\$1,395,000

3 Bedrooms, 3 Bathrooms, 5.93 acres

Single Family

1735 FRASERBURG Road, Bracebridge,
Ontario, P1L1X3

STUNNING POST AND BEAM creation from Muskoka Life Homes with OWNERSHIP OF WATERFRONT PARCEL, rustic charm, modern luxury and attention to detail at every turn ! This 2200 sq ft high quality 3 bdrm, 2.5 bthrm, fully furnished and appointed BUNGALOW situated on 5.9 picturesque ACRES adorned with majestic 100-150 year old maple trees is located just 7 KM to the quaint Town of BRACEBRIDGE, its local HOSPITAL, attractions and amenities; and the Fraserburg area's 6 small lakes and the Muskoka River for all your outdoor recreation needs. As you enter from the front foyer or mudroom you are adorned with MARBLE, TILE AND HARDWOOD FLOORS which set the tone for this QUALITY CUSTOM build. The open concept GREAT ROOM with 20' high, post and beam, VAULTED PINE CEILING and impressive 12' high GRANITE FIREPLACE compliment a custom GOURMET KITCHEN with QUARTZ countertops, massive entertainment ISLAND and high end WOLF and SUBZERO built in APPLIANCES. The dining area walks out to a spacious 14'x40' GRANITE PATIO with post and beam roof structure that offers a versatile space that

\$1,395,000 - 1735 FRASERBURG Road

could be converted into a screened Muskoka Room, or enjoyed as is, for OUTDOOR LIVING or STORAGE. The private PRIMARY BEDROOM features a timber frame design with 14' high vaulted ceiling complemented by a 5 PC ENSUITE and DRESSING ROOM/walk-in closet. Other UPGRADED FEATURES include STAR LINK high speed internet; attached 2 CAR GARAGE with LOFT storage; low maintenance and durable granite and Hardie board EXTERIOR with gable post and beam accents; 30 yr fibreglass shingles; main floor LAUNDRY with cabinetry and sink, MUD ROOM off garage with cabinetry; high efficiency propane FURNACE, A/C and RADIANT FLOOR HEAT in 2 bathrooms, entry foyer and mudroom; drilled well with water purification system; well landscaped yard with ample lawn areas, irrigation system, gardens, large slab granite steps and landing from driveway to front door; and stone FIRE PIT overlooking the lake. It doesn't get much better than this! (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 10:33:37 AM

Listing Office:Re/Max Professionals North, Brokerage, Bracebridge