

# \$1,099,000 - 1032 LAKESHORE Drive S

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## Listing ID: 40473796

**\$1,099,000**

4 Bedrooms, 2 Bathrooms, 0.42 acres

Single Family

1032 LAKESHORE Drive S, Bracebridge,  
Ontario, P1L1X3

There's a very good reason why this property rates 4.9/5 on Air BnB reviews (<https://www.airbnb.com/h/casasukoon>)!! With impressive rental income of \$70K and remarkable rating on Airbnb, this property will exceed your expectations. This winterized cottage with panoramic lake view has undergone extensive renovations and is offered completely furnished and appointed and boasts 4 spacious bdrms (2+2) with 7 beds and 2 bthrms providing ample space for large families or groups. This cottage combines rustic pine charm with modern amenities, blending comfort, style. and convenience. Prime location on clean spring fed Leech lake with close proximity to the quaint Town of Bracebridge and all its amenities and attractions. Prime Southwest exposure and large level waterfront area with new dock is perfect for family gatherings and for children to play safely. Muskoka granite shoreline is pristine and boasts shallow and deep water with hard sand bottom. Soak up the sun during the day and unwind in the evening at the stone firepit, at the end of a great day. Upon entering the cottage, you are greeted by a spacious entry foyer that leads to a spacious dining area capable of comfortably seating 8+ guests. Open

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concept main level has 2 bdms, 4 pc bthrm and modern kitchen featuring quartz countertops, stainless steel appliances, and a large sit-up island with additional cabinets. The living room exudes warmth and coziness, enhanced by a propane fireplace that sets the perfect ambiance on those cool evenings or in the colder months. Lower level of the cottage offers a walk out to the waterfront area and includes 2 additional bdrms, 3 pc bthrm, laundry room, and storage room. Every detail carefully considered, from the steel roof that ensures durability and longevity to the water purification system that guarantees a safe water supply. This exceptional property offers a unique opportunity to own a remarkable family retreat or a highly profitable rental cottage or a combination thereof. (id:49587)

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