

# \$1,199,000 - 108 GORDON POINT Road

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## Listing ID: 40484924

**\$1,199,000**

3 Bedrooms, 2 Bathrooms, 0.51 acres

Single Family

108 GORDON POINT Road, Magnetawan,  
Ontario, P0A1P0

Your search ends here! Welcome to your new family cottage in the heart of cottage country. This winterized bungalow offers three bedrooms, 1.5 bathrooms, and is nestled in the serene Fraser Bay on Beaver Lake. Accessible via a year-round maintained private road, you can relish in all-season activities. Beaver Lake is a gateway to a sprawling 40-mile lake system, including Ahmic Lake, perfect for boating and exploration. Inside, you'll find an open concept design with a spacious living area, heated by a propane forced-air system with HVAC. Large windows bathe the space in natural light, and a walkout leads to a generous deck, ideal for entertaining. Drilled well featuring a UV water filtration system. A gentle path takes you down to the waterfront, where you can savor family time by the campfire or spend your days by the water's edge. The breathtaking sunrises will make morning coffee your one of your favourite times of the day, accompanied by the soothing sounds of nature. Additional amenities include a spacious bunkie and a waterside storage building for all your water toys. In 2021, a new docking system was installed. The property is beautifully landscaped and offers both gentle beach access and deeper water for docking. For

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those who love their toys, there's a detached 1.5-car garage with a sub panel. And just in time for autumn, you can relish in the beautiful fall colours that surround this stunning property. Interior furniture included. Your dream cottage awaits; don't miss the chance to make it your family's cherished getaway. (id:49587)

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Listing Office:RE/MAX Hallmark Realty Limited, Brokerage, Parry Sound