

\$4,595,000 - 1008 RAVENHILL RD Road Unit# 2

Listing ID: 40490864

\$4,595,000

4 Bedrooms, 1 Bathrooms, 3.97 acres

Single Family

1008 RAVENHILL RD Road Unit# 2,

Dwight, Ontario, P0A1H0

A remarkable family compound development opportunity on the serene shores of Lake of Bays. This rare offering consists of two separate properties totalling 1000' of majestic west-facing shoreline, 5+ acres of both level and dramatic terrain, commanding long sunset views, and privacy assured. The primary lot boasts a rare 715' of assessed frontage and 3.97 acres. A gorgeous bunkie + garage is elegantly blasted into the magnificent rock face backdrop, designed by Reflect Architecture, built by HLD in 2014. The winterized bunkie has a full kitchen, living room, 1 bedroom, and a 3-pc bathroom with luxurious finishes that include heated concrete floors, barn-board siding, a wood-burning fireplace, and exceptional mill work throughout. The connected 2 bay garage features a large living space with 2 murphy beds for overflow, in-floor heating, laundry, storage and a lounge space that seamlessly opens up to the waterfront by way of motorized drop down screens. Tasteful and restrained landscape lighting throughout the property romantically keeps the landscape glowing after sunset. The older cottage reaps the benefits of grandfathered setbacks, and sits on a very level part of the property where there is a large and level footprint

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ready to build your dream cottage that will compete with the most elite. The expansive shoreline, consisting of a mix of deep/rocky and shallow/sandy, provides ample space for a future boathouse to take in the mesmerizing sunsets over Dwight Bay. The additional lot, with 284' of assessed frontage and 1.41 acres of additional land affords the ability to complete the compound. Build a second cottage, bunkie/garage, and boathouse to accommodate all of your family and friends, while maintaining your peace and privacy. Located 25-mins to Huntsville and less than a 10-min boat ride to Bigwin Island. ***Being sold together with 1-1008 Ravenhill Rd (MLS #40484169). SEE MLS#40486760 for master listing*** (id:49587)

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