

\$1,199,900 - 76 LANKIN Avenue

Listing ID: 40491167

\$1,199,900

4 Bedrooms, 3 Bathrooms, 0.4 acres

Single Family

76 LANKIN Avenue, Bracebridge, Ontario,
P1L2H1

GOLFER'S PARADISE! This expansive **BUNGALOW** with **3 CAR GARAGE** boasts a prime location in the Covered Bridge community in Bracebridge, Ontario -- a blend of serenity and a golfer's dream!! This property backs on the picturesque Muskoka Highlands Golf Course! Imagine waking up to the tranquil views of lush fairways and pristine greens every morning, while enjoying the convenience of one-level living, perfect for those seeking accessibility. The main floor has 2 bedrooms, 2 full bathrooms, office, laundry room, kitchen/dining with cathedral ceilings, sun-filled windows, ceramic/hardwood floor, and walkout to the large deck overlooking the yard and green vistas! Main floor has interior access to the oversize **TRIPLE GARAGE** --3rd bay of the garage is extra deep for a larger vehicle, boat, etc! The primary (master) suite has a jet tub, separate shower, dual sinks, and it's own walkout access to the back deck. The lower walk-out basement has an existing bedroom, and huge spaces for recreation, additional bedroom(s), a full 4 pc bathroom, studio/workshop space, and plenty of storage! New furnace and shingles installed in 2020. In addition to its golf course proximity, this property is conveniently

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situated near the shores of stunning Lake Muskoka, offering endless opportunities for boating, swimming, canoeing, hiking and more. Bracebridge's charming downtown, offers shopping, dining, and entertainment options, and is a stone's throw from this home. Live your dream -- Peace and tranquility overlooking the golf course while enjoying main-floor accessibility with easy access to the wonders of Lake Muskoka! Book your showing today and seize this incredible opportunity in Bracebridge. (id:49587)

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