

\$1,799,000 - 1-1356 & 1357 PENINSULA Road

Listing ID: 40492061

\$1,799,000

3 Bedrooms, 1 Bathrooms, 1516

Single Family

1-1356 & 1357 PENINSULA Road, Port
Sandfield, Ontario, P0B1J0

Rare And Unique Development Opportunity On Lake Joseph. Stunning 260 Ft Of Frontage That Has Been Developed And Now Has The Opportunity To Build A 65' x 65' Dock On Lake Joseph Facing SW With The Most Incredible Sunsets In Muskoka. A Boatport With Boatslip, Entertainment Area, And Rooftop Sundeck Awaits And Potential For Even More. Also, A 250Sf Bunkie Right On The Lake Can Be Re-Built In Its Current Footprint With Endless Waterfront Potential. Concept Drawings Have Been Approved And Will Go In For Permitting Soon. The Current Cottage Across The Street Sits On Over 1.5 Acres With Ample Parking, Tranquil Side Yard, And A Large Wrap-Around Balcony. The Property Gives A Lakehouse Vibe While Being Walking Distance Into The Town Of Port Sandfield Plus A Stone's Throw Away From Dining, Golf, And Amenities At The Lake Joseph Club. This Location Can't Be Beat And Is Truly Centralized For Muskoka Summertime Amenities. This Cozy Rustic Cottage Features An Oversized Kitchen With SS Appliances And Combination Dining Room. Large Living And Family Room For Family Get-Togethers Make This Quaint Cottage Perfect For Family Gatherings. There Are 3 Bedrooms With

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Lots Of Natural Light And A Large Updated Bathroom. There Is Also A Shed Further Up The Road To Store All Of Your Tools And Space For Extra Parking And Further Development. Take Advantage Of This 260 Ft Of Premium SW Waterfront And Save Millions By Getting Onto The Most Premium Lake In Muskoka. Endless Opportunities Await! (id:49587)

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