



Ragan Zilic Lovegrove

Phone:

Mobile: 705-571-0179

Fax:

Email: ragan@homesbyragan.com

Office: 705-571-0179

Chestnut Park Real Estate Limited, Brokerage

110 Medora Street

Port Carling, ON

P0B 1J0

1093 Osborne Point Rd Lake of Bays, Cottage , Huntsville, ON, P1H 2J3, Canada



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Property Value	\$1,999,000
Type	Winterized cottage
Basement	Finished, reading, den, office
Parking	Garage + 2 cars
Taxes	4841.07
Living Area	2,372 sq.ft.
Lot Frontage	226 ft
Lot Size Area	1.13 acres
Bedrooms	3
Bathrooms	2 full

Description

Wonderful opportunity to live year round on Lake of Bays in this fully winterized cottage. 226 feet of frontage on glorious Lake of Bays. Year round road 15 minutes to Huntsville and to close world class Golf just a short boat ride to Bigwin Island. Open concept kitchen and dining area which is great for entertaining. From the main floor there is a walkout onto the deck which offers beautiful views of Wee Island and Lake of Bays. In true Muskoka fashion you have Cedar floors and walls. Nice and bright inside with 1 bedroom and walk in closet on the main floor and 3pc bathroom. 2 bedrooms in the lower level, there is space for an office when you are working at the cottage. The lower level is finished with a family room, a walkout, 3pc bathroom and a large laundry area. Rare gentle slope to the water to enjoy the sun on the dock. Shallow water, ideal for children minimal steps from the cottage to the lake. Boating depth water at end of dock. Enjoy the dock all summer long the perfect retreat. The 2 car garage is ideal for storage and your toys. Such a gentle slope to the lake and an opportunity to build a 2 slip boathouse; you could also built 66 ft from the water - see plans online there is so much opportunity on this property. There are proposed builders plans online with one of Muskoka's premier builders, contact LA for any questions. The property has stakes for the property lines. Available May 1, 2021 for inside viewings. Unique opportunity to purchase a combined total water frontage of 426 feet as the vacant lot next door is for sale as well with 200 feet and 1.05 acres.





