



iMUSKOKA
PROPERTIES



LAKE MUSKOKA

705-765-6565

BEN IMRIE*
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LISTING INFORMATION

Address:
2252 MUSKOKA ROAD 169,
MUSKOKA LAKES, P1P 1R2

1.3 Acres

175 Feet of Frontage

1,879 Square Feet

Legal description: CONCESSION
14, LOT 35, RP-BR190, PARTS 1 &
2, RP-BR424, PART 2 & 4, TOWN
OF GRAVENHURST, DISTRICT
OF MUSKOKA

LISTING BROKERAGE:
CHESTNUT PARK REAL ESTATE
LIMITED, BROKERAGE

SALES REPRESENTATIVES:
DAN IMRIE & BEN IMRIE





**1,879 SQUARE FEET
OF LIVING SPACE
WITH 3 BEDROOMS
AND 3 BATHROOMS**

2 BEDROOM BUNKIE

**DOUBLE SLIP
BOATHOUSE
WITH SUNDECK**

**DETACHED 3-CAR
GARAGE**

LAKE MUSKOKA

World renowned for the serene natural beauty of the landscape, crystal clear waters, and the relaxed community who enjoy a carefree lifestyle, Muskoka Lakes is one of Canada's premier recreational areas. This spectacular four-season home has all the charm and modern conveniences expected from a truly classic Muskoka cottage experience. From a quiet family weekend to hosting and entertaining friends, this estate will easily provide for both.

PERFECTLY MANICURED GROUNDS

This 1.3 acre waterfront property has 178 feet of natural shoreline and an enviable eastern exposure from which to enjoy the sparking morning sun. Extensive landscaping, including flagstone pathways and a waterfall, add to the refined charm of this pretty northern escape.

CLASSIC ELEGANCE

A striking post and beam entrance welcomes visitors to the main house, which boasts 1,879 square feet of elegant living space. The vaulted wooden ceilings soar above the combined living and dining space

that features a majestic floor-to-ceiling stone fireplace. A spectacular wall of windows allows natural light to flood in while also providing endless views of Lake Muskoka.

Entertaining is a dream in the gourmet kitchen with its high-end appliances, custom cabinetry, slate tiles, and leathered soapstone counter tops. The main floor master bedroom features wide windows with expansive lake views, a river stone fireplace, and a spa-like ensuite making it a very refined retreat. 2 further bedrooms and an office with a private entrance complete the living space of the main house.

BUNKIE AND BOATHOUSE

Providing your guests a little space of their own is easy to do with your charming 2-bedroom bunkie. Situated close enough to the water's edge to enjoy the sounds of the gently rolling waves, yet it is still within easy reach of the main house.

A double-slip boathouse with oversized slips and a dry bar expand the recreational area of this wonderful property. A massive sundeck sits atop the boathouse and is a perfect place to enjoy the natural beauty that surrounds you.

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*Sales Representatives. The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.

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