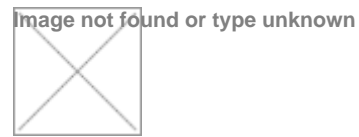




**Susan Brown**  
Phone: (705) 788-4176  
Mobile:  
Fax:  
Email: susanbrown@vianet.ca

**Chestnut Park Real Estate Limited, Brokerage**  
32 Florence Street East  
Huntsville, ON  
M4T 1X3

4209-3 Muskoka Road 117, Baysville, ON, P0B 1A0, Canada



<b>Property Value</b>	\$749,000
<b>Type</b>	House
<b>Style</b>	Year round cottage
<b>Living Area</b>	1,598 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full

## Description

Lake of Bays hard to find South Shore year round fully winterized cottage with spectacular sunset exposure and long views right across the lake.

Original build is solid high quality B.C. cedar reinforced with steel. Renovations & addition done in 2008. Flooring on main level is engineered oak hardwood & could be sanded once more to obtain a lighter finish if desired. Main (entry) level has open concept great room/dining/kitchen with walkout to deck overlooking lake, 4 piece bathroom, cozy woodstove, & lots of light.

All decking on lakeside is low maintenance Eon Resin wood. Three bedrooms + a 3 piece bathroom (ensuite with shower) on lower level and walkout to another deck facing the lake. The third bedroom was re-built in 2008 and has closed-in cell foam insulation. Shingles new in 2008. Septic Eco Flo new in 2004. This cottage/home shows to perfection.

Stairs to waterfront, shallow to deep water off dock (6'), dock rebuilt 2017.



