

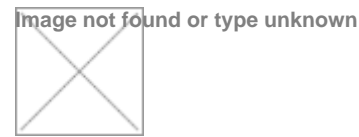


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**Chestnut Park Real Estate Limited, Brokerage**  
32 Florence Street East  
Huntsville, ON  
M4T 1X3

1046 Silver Birch Lane, Dwight, ON, P0A 1H0, Canada

MLS®# 273924



|                       |                     |
|-----------------------|---------------------|
| <b>Property Value</b> | \$1,900,000         |
| <b>Type</b>           | Year Round Cottage  |
| <b>Style</b>          | 2 Storey            |
| <b>Parking</b>        | 10 Cars in Driveway |
| <b>Year Built</b>     | 1985                |
| <b>Taxes</b>          | \$6,614 (2019)      |
| <b>Living Area</b>    | 2,735 sq.ft.        |
| <b>Lot Frontage</b>   | 352 ft              |
| <b>Lot Size Area</b>  | 4.62 acres          |
| <b>Bedrooms</b>       | 4                   |
| <b>Bathrooms</b>      | 2 full & 1 half     |

## Description

A rare find these days on Lake of Bays for under \$2m: 4.6 acres of total privacy, 352 feet of clean straight shoreline, fantastic view over Lake of Bays, south exposure & an architecturally designed year-round cottage/home built in 1984/85.

The cottage itself is light-filled with clerestory windows bringing the light in. The lot is typical Muskoka with beautiful granite outcrops and is well treed. There are 48 well-built wide steps from the parking area to the cottage and about 40 more well-built steps to the lake.

Some level land at the parking area but land is mostly rugged. The shoreline is hard sand and gradually sloping to about 5 ft deep at the end of the dock. Boat port and shed at the lake with electricity supply & phone line.

There are walkouts on 2 levels on the south side of the cottage to extensive decking, all overlooking the lake. This is a spectacular location!





