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Chestnut Park Real Estate Limited, Brokerage
32 Florence Street East
Huntsville, ON
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1046 Silver Birch Lane, Dwight, ON, P0A 1H0, Canada

MLS®# 273924



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



