

# \$4,289,000 - 1405 JUDDHAVEN Road Unit# 32

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## Listing ID: 40530561

**\$4,289,000**

3 Bedrooms, 2 Bathrooms, 3.43 acres

Single Family

1405 JUDDHAVEN Road Unit# 32, Port  
Carling, Ontario, P0B1J0

Central Lake Rosseau 300-foot (assessed) lot prime for redevelopment. Exclusively addressed in the township of Muskoka Lakes, minutes to Port Sandfield and Minett, with dauntingly beautiful across the lake views to Bear Point. In an area of minimal road and water traffic. Maturely wooded, very private, deep and shallow water shoreline boasting an existing 2 storey boathouse with living quarters. Idyllic rippled hard packed sandy shoreline and 8+/- feet of depth off the end of the dock. 1980's cottage in poor condition - to be demolished. Grandfathered water's edge positioned regulation size tennis court. With an address like this, and views like these, there is little else to consider when finding the perfect place to design and build your dream cottage. 3.43 acres (assessed). Priced with land value in mind. An exceedingly rare chance to acquire a 300-foot lot on Lake Rosseau in an area of high end properties. (id:50245)

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