

\$4,595,000 - 65 ALVES Road

Listing ID: 40537388

\$4,595,000

5 Bedrooms, 3 Bathrooms, 2.78 acres

Single Family

65 ALVES Road, Carling, Ontario, P0G1G0

Architecturally stunning year-round home or cottage set on a 576 foot point of Georgian Bay shoreline, 2.7 acres of complete privacy and southeast exposure in Deep Bay. Featuring 5 bedrooms, an office/gym or 6th bedroom and 3 baths this home was crafted with health and the environment in mind. Designed and built by preeminent Muskoka Designer Peter Groza of Gilbert & Burke as his own abode, attention to detail is evident in the high end finishings that blend with nature including real Douglas Fir and stone accent interior. Exuding quiet luxury the home spans one level, is energy efficient and boasts modern technologies including robust interior sound proofing, in-floor radiant heat and R60 ceilings. An equally thoughtful floor plan separates the primary wing from the guest wing. Great room provides breathtaking lake views and an exquisite stone wood burning F/P. Open concept to the kitchen with impressive island and ample workspace plus large pantry and dining area. Wake up to lake views from the private primary bedroom wing offering a quiet retreat separated by solid wood anterior door to 2 pc bath, office and interior door to bedroom, WIC and luxurious 5 pc. ensuite. Pocket door to the guest wing with laundry room, 3 pc bath and additional

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bedrooms each separately climate controlled. Completing this stunning offering is an attached 2 car garage, Muskoka room, large lakeside deck and wired in generator. Incredible multi exposure views, an absence of road noise and boat traffic provides the perfect ambiance from a picturesque backdrop of granite rock, pine and mature perennial gardens encasing this fully winterized abode. Just 15 minutes to restaurants, 20 minutes to Parry Sound by boat or car and 30 minutes via boat to Henrys Fish & Chips. Request brochure outlining the many special features at this unique opportunity.
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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling