

# \$899,000 - 1217 SHERWOOD FOREST Road

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## Listing ID: 40555504

**\$899,000**

3 Bedrooms, 1 Bathrooms, 0.41 acres

Single Family

1217 SHERWOOD FOREST Road,

Bracebridge, Ontario, P1L1X3

SEE VIDEO!!- GREAT OPPORTUNITY to acquire this beautiful 3 bedroom 4 SEASON AND UPGRADED COTTAGE/HOME with VERY GENTLE lot, year round MUNICIPAL ROAD access and well established year round AIR BNB RENTAL INCOME (\$50K IN 2023)!! RELAX in MUSKOKA and watch the kids SWIM, FISH, BOAT AND EXPLORE the MUSKOKA RIVER. The large GENTLE LOT is ideal for kids and adults of all ages to play and enjoy, and the large FIRE PIT area is the best place for sharing stories and laughs with family and friends. Other features include DRILLED WELL with UV system, Propane FIREPLACE and Electric HEAT PUMP/AC, OPEN CONCEPT layout with pine tonque and groove VAULTED CEILINGS, pine trim and doors, HARDWOOD and TILE floors, well appointed MODERN KITCHEN with sit up ISLAND, stainless steel appliances and walkout to future front deck, upgraded spray foam insulation in crawlspace; STEEL ROOF and screened porch/entry. Outside you will find DECKING at the side and rear of the cottage, 3 storage SHEDS, and floating DOCK at the shore. Just 2 HRS from the GTA and close proximity to Town of BRACEBRIDGE for its picturesque

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downtown, shopping, restaurants and 4  
SEASON attractions. Property comes fully  
FULLY FURNISHED including a CEDAR  
BARREL HOT TUB ready for you to  
enjoy! (id:50245)

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Listing Office:Re/Max Professionals North, Brokerage, Bracebridge