

# \$3,495,000 - 1611 PENINSULA Road

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## Listing ID: 40560962

**\$3,495,000**

3 Bedrooms, 4 Bathrooms, 0.6 acres

Single Family

1611 PENINSULA Road, Port Carling,  
Ontario, P0B1J0

Southern Lake Joe custom-built 3,400+ sq ft Cooper Brothers year-round fam cottage exclusively addressed along the coveted and most sought-after Port Sandfield - Minett Corridor. Lovely curb appeal presents both roadside and lakeside, level lands, asphalt circular drive, mature tree lined entry leads to exquisite archetypal all-day sunny / Sunset shores of sand & deeper waters. The principal res, guest cabin, 3 slip boathouse & 2 car gar all gift a very attractive Muskoka bevelled cedar siding. The 4 seasons Res is steps to the water & boasts a myriad of principal living areas, Vaulted ceilings, Flr to ceiling Muskoka Stone FP, a dreamy Screened Muskoka rm, open concept kit w lakeside dining, games Room, and or lakeside gym complete with billiard & shuffleboard tables treadmill & sauna. Seamless flow naturally integrating the outside to the inside with an abundance of terrace doors to covered waterside entertaining spaces, both wood and flagstone. The main floor Primary is spacious & serves up a private lake walkout. Jack & Jill bedrooms, an office or 4th bedroom, and a half storey loft grant a plethora of private spaces for all, along with a water's edge guest cabin, this wholly comprehensive package opportunes room

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for extended family and friends. The Grande 3 slip boathouse was built to accommodate an airplane for the aviation enthusiast. A beautifully maintained, one owner classic Muskoka cottage or home idyllically oriented to capture the magnificent long Cumberland Bay Sunset Lk Joe vistas. This is a most pleasing offering with something for everyone boasting a 10 out of 10 "Boat / Drive Score" to Joe & Rosseau's key Ports -Sandfield & Carling, nearby Lk Joe Golf Club & of course a straight away & easy drive to the village of Rosseau & Famed Crossroads dining. Simply a superb location with splendid toddler friendly sunset shores & of course a lakeside hot tub spa as well. Splendour in the sunshine-southern Lk Joe. (id:50245)

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