

\$649,900 - 1023 HARMONY LANE Private

Listing ID: 40571225

\$649,900

2 Bedrooms, 1 Bathrooms, 617

Single Family

1023 HARMONY LANE Private,
Bracebridge, Ontario, P1L1W9

Relax at your own year-round oasis on the picturesque Muskoka River! Nestled on nearly 1 acre of land, with 100-feet of riverfront, is this charming 2-bedroom home offering over 700 sq ft of living space including the Muskoka Room. Experience a waterfront lifestyle with a sandy beach, great swimming, a paddling paradise, and fishing, all within 40-feet of your doorstep. Enjoy exploring the 5 kilometers of winding river, from High Falls to Duck Chutes and beyond, or simply relax in the tranquility of your own yard. This level, private lot offers easy access from Hwy 11, making it convenient for year-round living or as your year-round retreat. Inside, you'll find a thoughtfully designed open concept layout with a kitchen, living, and dining area with vaulted ceiling, all overlooking the water. Cozy up by the fireplace on cooler evenings, or retreat to the screened 3-season Muskoka Room for a covered, outdoor experience. With laundry hook-ups, generator connection, ample parking for friends and family, and low maintenance needs, this home offers both comfort and convenience. But the perks don't stop there – outdoor enthusiasts will love the proximity to the Bracebridge Resource Management Centre, offering 16.5 kilometers of top-notch

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hiking, mountain biking, snowshoeing, and groomed cross-country skiing trails right at your doorstep. PLUS... the Trans-Canada Trail is just a 2-minute drive away. Whether you're seeking adventure or simply a place to unwind, this riverfront retreat offers the best of Muskoka living. Easy access to nearby amenities in Bracebridge, including shopping and dining just a 5-minute drive away, you'll have everything you need for the perfect Muskoka lifestyle, just 175kms from 401. ***BONUS*** Across Harmony Lane is your "Back Lot", with possible development opportunity on the other side of the creek that runs across the "Back Lot" property. The "Back Lot" is easily accessed via Holiday Park Rd. Property Taxes: \$2034.39/2023. (id:50245)

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