

\$1,495,000 - 1230 MIRIAM Drive Unit# 1 & 2

Listing ID: 40574211

\$1,495,000

7 Bedrooms, 4 Bathrooms, 1.98 acres

Single Family

1230 MIRIAM Drive Unit# 1 & 2,

Bracebridge, Ontario, P1L1X1

First time offered on the market! Enjoyed as a family compound with the bonus original three-bedroom, 1 bath cottage perched at the Black River's edge. Come see this 2005 custom-built 4-bedroom, 3 bath home with room to host all your family & friends! The Great room has a wood-burning fireplace & custom beam & peg detail plus a wall of west facing windows. Custom cabinetry with pantry in the kitchen, a propane stove, granite counters & wood topped island making it truly the heart of the home. A lovely spacious dining area allows flow for guests from the kitchen & out to the Muskoka room & BBQ deck beyond providing unique views both up and downstream. Lovely grounds surround you for forest bathing, playing games like horseshoes & corn hole or relaxing and enjoying your company. Muskoka granite moss covered outcroppings are exposed here & there. The home has a main floor primary with ensuite privileges and its own screened porch with views directly to the river. Upstairs there are three additional bedrooms with quaint dormers and the main bath with separate shower & tub. The walkout basement has a large games area, a rec room and two additional rooms currently used as bedrooms. It also has a fun 4-piece

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bath and a walk out to head to the river down toward the cottage. Access to the river has been by some steps down to one of three rock ledges depending on the water level at this location. The cottage has open plan with a wood burning, Muskoka granite fireplace & the kids will be saying “dibs” for the little porch bed. The benched dinette has seen many family meals & games so imagine being able to enjoy this property for years to come making your own memories. The Black River is one of very few where the flow is not controlled by dams, so is it has a mind of its own providing added interest as it fluctuates in depths throughout the year! (id:50245)

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