

# \$2,395,000 - 1025 PRATT Road

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## Listing ID: 40576672

**\$2,395,000**

4 Bedrooms, 2 Bathrooms, 0.54 acres  
Single Family

1025 PRATT Road, Muskoka Lakes,  
Ontario, P0C1H0

Sought after location on Lake Joseph, Woodroffe Bay, with good year round access and under 2 hour drive from Toronto. Close proximity to all amenities in Port Carling, Mactier and Parry Sound. The property features 2 cottages. One cottage is well finished in wood for that cottagey feeling and has a stone fireplace with large living room. Currently a 2 bedroom but could be converted back to 3 bedrooms. Separate dining area as well as 1 - 4pc bath. The main cottage has a large 2 tiered deck area overlooking the lake to watch the sunrise with your morning coffee. The second cottage is fully winterized with 2 bedrooms, kitchenette, living room and 3 pc bath. Both buildings have full back up generator systems. Good 1 slip docking system with privacy and lake view. Deep water at the dock. Multiple car parking for all your guests and family. Main cottage is 1070 sq ft, guest cottage is 625 sq ft.  
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