

\$1,775,888 - 766 PENINSULA Road

Listing ID: 40357904

\$1,775,888

4 Bedrooms, 3 Bathrooms, 1.1 acres

Single Family

766 PENINSULA Road, Gravenhurst,
Ontario, P1P1R2

WAS \$1,899,000 - PRICE JUST
REPOSITIONED TO \$1,775,888. Are you seeking a new lakefront address or your very own year round Muskoka retreat? You will enjoy maximum privacy in this peaceful, picturesque setting. 1.1 acres & 145 feet of south-west shoreline on highly sought-after Muldrew Lake. Year round paved road just minutes to golf at Muskoka Bay & shopping/dining at the Muskoka Wharf & in downtown Gravenhurst. Glorious sunsets & pretty panoramic lake views await - and so does the new water's edge hot tub! This year round home boasts modern conveniences w large open concept principle rooms & window wall to the lake, while the Viceroy style provides that cottagey look & feel. BRAND NEW 4BR septic & water system. 3 full baths including primary ensuite, & convenient main floor laundry too. Newly & beautifully renovated - windows, doors, flooring, dream kitchen & more. Cozy gas f/p in the living room, & the 4th spacious bedroom also provides opportunity for use as an exercise room, den or home office - you decide. Outside you will find large wrap-around lakeside decks where you can enjoy everything from morning coffee to afternoon naps, reading or cottage games. A private gazebo is

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nestled alongside the natural granite, & either the water's edge shore deck or the new waterfront docks are great places for anytime yoga, basking in the all-day sun, & your favourite sunset cocktails. Elevated views are spectacular and you'll be happy to find there are very few stairs - come and see for yourself. Oodles of space in the basement for all of your storage needs w separate utility room, workshop & storage areas - and don't miss the cute tiny hideaway (single bunk room?) in the west corner. There is also a separate outside access to the lower level heated rec room (perhaps your future private studio or workshop). Private driveway with 2 year-round parking areas - now ample parking for 6 or more vehicles. Don't delay - book your showing today & get ready to live your dreams! (id:13139)

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