



Lakes of Muskoka Realty  
Brokerage, Independently Owned & Operated

**1170 Stephens Bay Road**

**LAKE MUSKOKA**

Bracebridge, Ontario



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# LAKE MUSKOKA IN STYLE

Welcome to 1170 Stephens Bay Road. Located in coveted Stephens Bay on Lake Muskoka only a ten minute drive to the Town of Bracebridge. This year round property offers 5,800 sq.ft. of living space, double slip boathouse with roof top patio and sheltered dock, oversized double garage with attached coachhouse, second detached double garage and a

tennis/sports court. Situated on almost 3 acres of land with 250ft of north west facing waterfront with sand beach and deep water. Extensive landscaping with granite pathways and garden beds are surrounded by towering trees and forest. Attention to detail is evident both inside and out. Perfect for a year round home or a vacation getaway.







## CUSTOM BUILT WITH CLASS

Built in 2006 with five bedrooms and four and a half baths, Muskoka Room, one wood burning and two propane fireplaces, sauna, multiple living spaces on three levels, with wet bar in the rec room and a rooftop patio above the boathouse.





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## ROOM TO ROAM OUTDOORS

2.8 acres of land with north west exposure and an open lake view down the length of Stephens Bay. Hard sand beach with shallow water entry and deep water swimming off the dock.





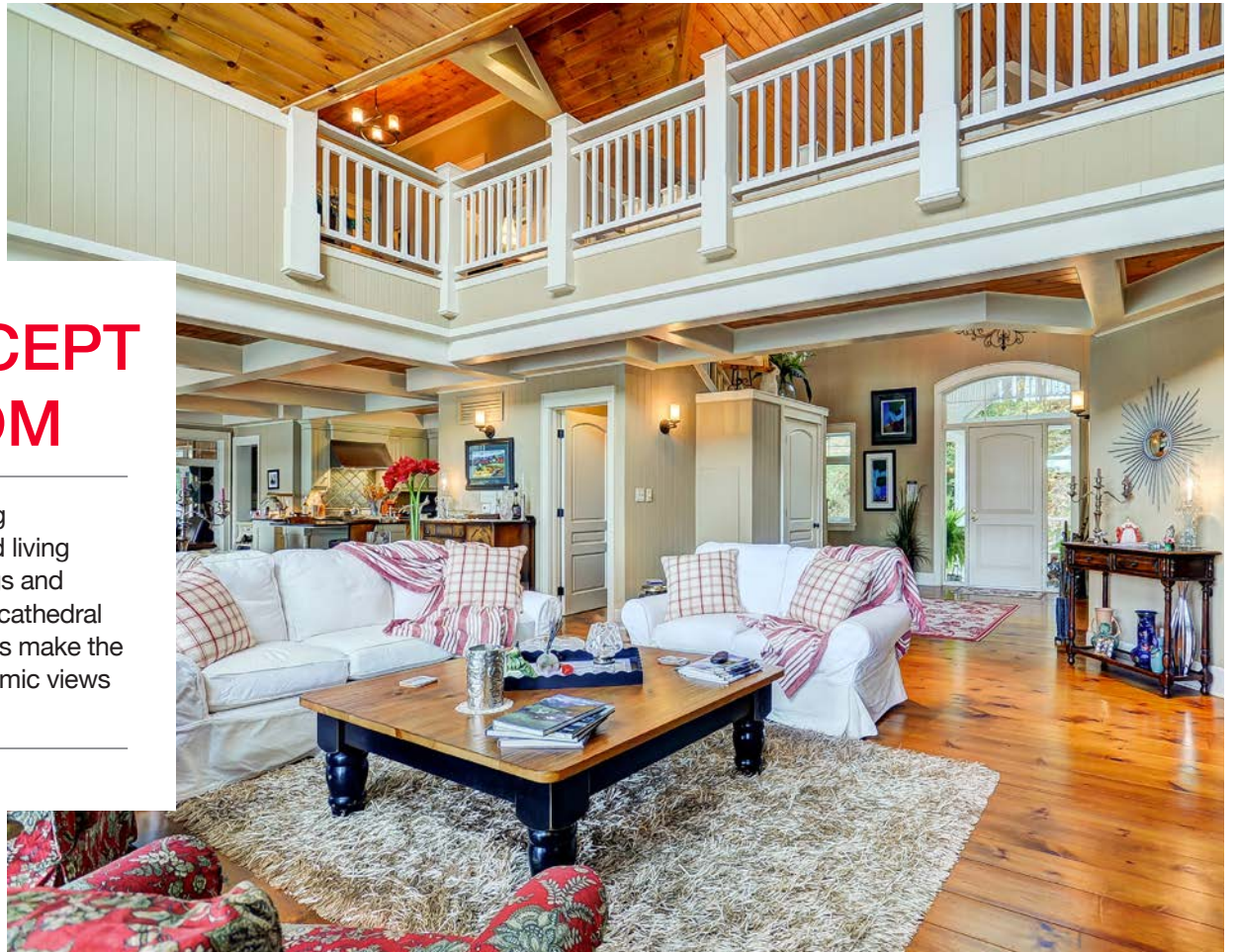




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## OPEN CONCEPT GREAT ROOM

The Great Room has a sparkling kitchen that opens to dining and living area, perfect for family gatherings and entertaining. High coffered and cathedral ceilings and gleaming pine floors make the room glow. Exceptional panoramic views of the lake.







## PERFECT AMBIANCE

Curl up in front of the fire in cooler months or step out the doors to the wrap around deck in summer. Lakeside windows from floor to ceiling create exceptional natural light throughout the home.





## BRIGHT BEDROOMS

There are five bedrooms in the home. Main floor master suite with 5pc ensuite and walk-in closet, three bedrooms upstairs, one with ensuite bath and a fifth bedroom on the lower level along with 4pc bath and sauna.







## IDEAL FOR FAMILY AND FRIENDS

Three levels of living space offer multiple getaways for all your needs and wants; private reading time, family game time or relax and watch tv time. Perfect for entertaining and for people of all ages to enjoy.









## ELEGANT COTTAGE COMFORT

Quality and elegance capture the cottage feel. Attention to detail and craftsmanship are apparent throughout, with the magic of making you instantly feel at home and ready to relax. Indoors or outdoors, you'll find your perfect spot.











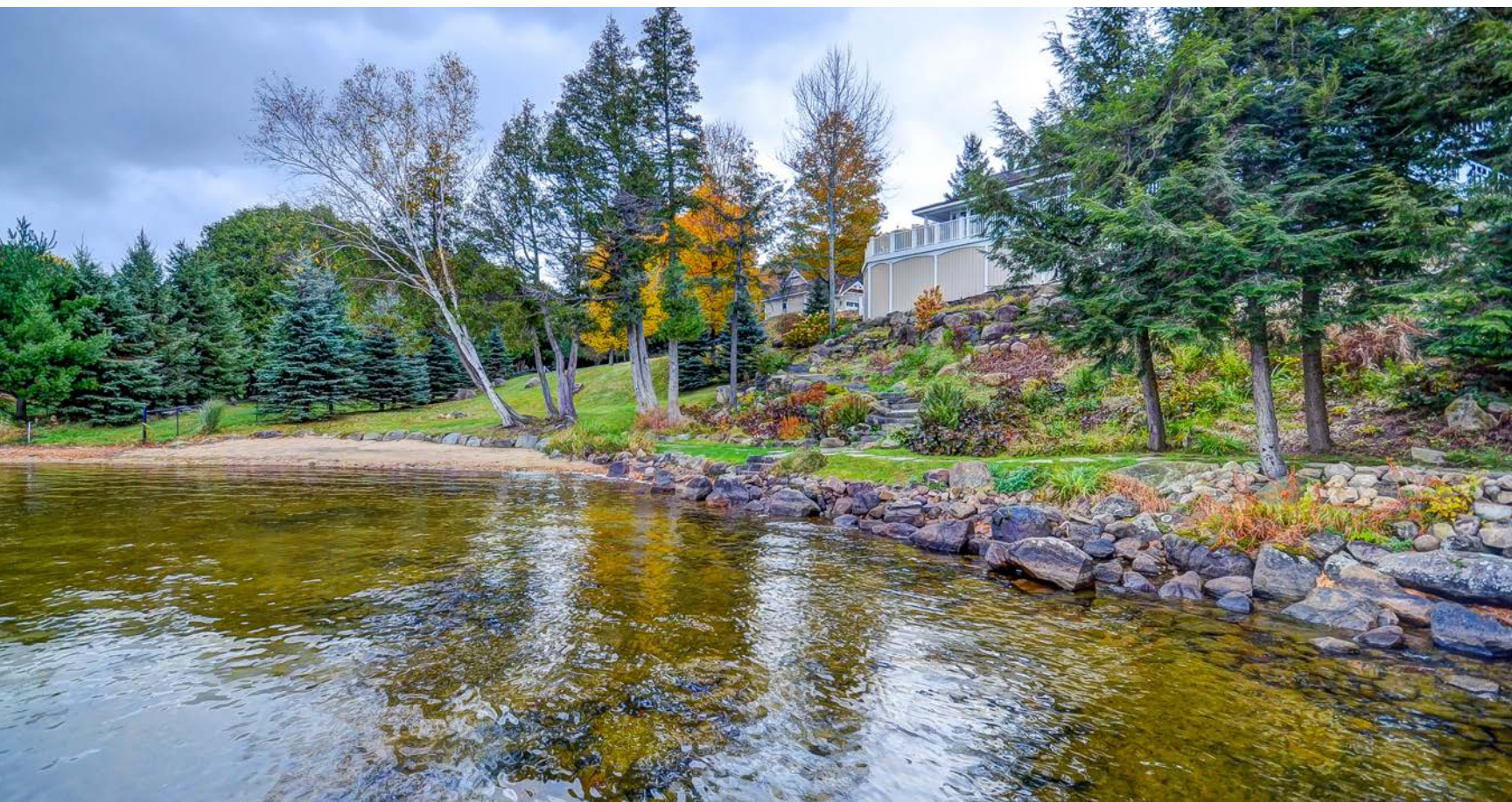












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