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**Chestnut Park Real Estate Limited, Brokerage**

**110 Medora Street**

**Port Carling, ON**

**P0B 1J0**

**1221 Ronville Road Muskoka, Muskoka , ON, P0A 1A0, Canada**



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<b>Property Value</b>	\$2,897,500
<b>Type</b>	Winterized cottage
<b>Style</b>	Bungalow and BoatPort
<b>Parking</b>	Attached 2 1/2
<b>Year Built</b>	2010
<b>Living Area</b>	3,900 sq.ft.
<b>Lot Frontage</b>	170 ft
<b>Lot Size Area</b>	1.23 acres
<b>Bedrooms</b>	3+1
<b>Bathrooms</b>	2 full & 1 half

## Description

Tucked away on Ronville Road is the perfect cottage for any discerning Buyer. Once you step foot on this property you are captivated by nature and the peace and quiet that this property offers.

Ronville sits on 170 feet of frontage and over an acre in Twn Mile Bay. It faces South East so you get sun on the lake most of the day. It is positioned so perfectly that you do not see your neighbours and you feel like this is your own oasis. The Sports court is the ultimate space for staying in shape at the cottage. Grab your racket or a basketball and start the summer challenge!

The cottage is very well maintained. It was built 10 years ago and has been cherished. Almost 3900sqft of living space.

As you walk through the front doors you are instantly hit with the beauty of the lake and it's views. The blues reflect through the wall of windows.

The living room is very inviting and the wood burning fireplace is the perfect compliment to the engineered hardwood flooring which allows for radiant heat throughout which is perfect for those chilly winter Muskoka nights.

The custom built kitchen is ideal for any chef, pull up a chair and watch the preparation of a fabulous Muskoka meal. The dining area is open concept and allows for a more formal dining experience but you can also chose to eat at the round table in the kitchen area and watch the lake and the odd boat pass by.

Main floor living at it's best with a main floor master bedroom and ensuite with steam shower. Main floor laundry and two more bedrooms. Included is a Stay at home office but could easily be the perfect fourth bedroom.

Just when you thought it could not be any more perfect? You have a screened in porch that is used all day long, the screen lifts all the way up so as you BBQ outdoors you can still entertain your guests. The formal Muskoka room is something out of a magazine. The large vaulted ceilings and the custom built wood fireplace is spectacular. The weather wall windows can be fully opened or closed depending on the season.

The loft is great space for teens on a rainy day. Pick a movie and curl up on the couch or could be a home Gym as it already has a two piece. There are many options for this space.

Walk down the professionally landscaped stone steps to the boat port, don't miss the fire pit half way down. This area is so much fun and ideal for any age. Hard packed sandy beach and deeper off of the end of the dock. The boat port has a Hydraulic lift and is a good size for your boat and sea doos.

Ronville offers Long wide vistas and a view of Rock island I can't wait for you to visit!







