

2839 SOUTHWOOD Road Unit #3, Gravenhurst, Ontario P0E 1G0

Client Full
Active / Residential

2839 SOUTHWOOD Rd #3 Gravenhurst

MLS® #: 40091216
 Price: **\$4,995,000**



Muskoka/Gravenhurst/Gravenhurst 3 Storey/House



Water Body: **Morrison Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	2	1	
Main	2	3	
Second	3	2	

Beds: **7 (5 + 2)**
 Baths: **6 (5 + 1)**
 SF Total: **5,481/LBO provided**
 SF Range: **3001 to 4000**
 Abv Grade Fin SF: **3,597.00/LBO provided**
 Blw Grade SF: **1,884.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$10,608/2020**
 Addl Monthly Fees: **\$300.00**

Remarks/Directions

Public Rmks: **Step into absolute luxury! Attention to details abound in this beautifully appointed 5000+sf 7 bedroom/6 bath lake house with attached 2 car garage and separate 5 car heated garage to store all the toys. Situated on 276 feet of water frontage and 4+ acres, take in a lakeside game of beach volleyball, canoe, kayak or relax by the fire pit with family and friends. This extensively landscaped property has an irrigation system and is perfect for entertaining both inside and out. The designer kitchen boasts a Sub Zero fridge, 48" Blue Star range, quartz countertops and backsplash, the Great Room has soaring 30 foot ceilings, hemlock flooring and a floor to ceiling gas fireplace. Take in gorgeous sunsets by stepping out to the Muskoka room overlooking the water or wander down the pathway to an extensive 75' dock with 20x30' deck. The generous sized deck is surrounded by glass railings and there is a hot tub with an automatic cover conveniently situated close to the master bedroom deck and walkout. The private master bedroom and 5 piece ensuite are on the main floor as well as a guest bedroom with a 3 piece ensuite. There is a main floor laundry and 2 piece powder room. Upstairs, you will find an additional 3 bedrooms, one with private 4 piece ensuite and laundry and the others share a Jack and Jill 3 piece ensuite. The lower level with walkout to the grounds has a separate lounging area with games room and gym, an additional two bedrooms are found on this level and a 4 piece bath. There is 400' of paved driveway, generator and access to a shared tennis court.**

Directions: **Follow Southwood Rd to 2839, Unit #3.**

Common Elements

Assoc Amenities: **Tennis Court**

Waterfront

Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Natural, Sandy, Shallow**
 Shore Rd Allow: **Owned**
 Channel Name: **Morrison Lake**

Boat House:
 Frontage: **275.90**
 Exposure: **West**
 Island Y/N: **No**

Auxiliary Buildings

Building Type Beds Baths # Kitchens Winterized
Garage

Exterior

Exterior Feat: **Balcony, Hot Tub, Landscape Lighting, Lawn Sprinkler System, Patio(s), Porch-Enclosed, Tennis Court**
 Construct. Material: **Shingle, Wood**
 Shingles Replaced: Foundation: **ICF**
 Year/Desc/Source: **2010//Estimated**
 Property Access: **Municipal Road**
 Pool Features: **None**
 Parking Features: **Attached Garage, Detached Garage, Asphalt Driveway, Circular Driveway**
 Parking Spaces: **17**
 Garage Sp/Desc: **7 Spaces**
 Services: **Internet Other**
 Water Source: **Well**
 Water Tmnt: **Heated Water Line, UV System**
 Lot Size Area/Units: **4.03/Acres**
 Acres Range: **2-4.99**
 Lot Front (Ft): **276.00**
 Lot Depth (Ft):
 Location: **Rural**
 Lot Irregularities:
 Area Influences: **Beach, Greenbelt/Conservation, Lake Access, Trails**
 Topography: **Flat**
 Roof: **Shingles**
 Prop Attached: **Detached**
 Apx Age: **6-15 Years**
 Rd Acc Fee:
 Carport Sp:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Fronting On: **East**

Restrictions: **Right-of-Way**

Exposure: **West**

Interior

Interior Feat: **Built-In Appliances, Ceiling Fans, Central Vacuum, Water Heater Owned, Work Bench**
Security Feat: **Alarm System, Smoke Detector(s)**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Basement Feat: **Walk-Out**
Cooling: **Central Air**
Heating: **Forced Air-Propane, Propane**
Fireplace: **/Propane** FP Stove Op:
Inclusions: **Central Vac, Gas Oven/Range, Hot Water Tank Owned, Smoke Detector**
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No**
Legal Desc: **See Schedule B**
Zoning: **RW6**
Assess Val/Year: **\$1,208,000/2021**
PIN:
ROLL: **440202004500502**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **Boundary Only/ 1989**
Hold Over Days:
Occupant Type: **Owner**
Deposit:

Brokerage Information

List Date: **04/05/2021**
List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLING-M306](#)
Source Board: **The Lakelands**

Prepared By: L. Billings, Brokerage Staff, Employee

Date Prepared: 04/08/2021

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