



## Luxury 4 Bed Lakeside House For Sale In Bracebridge Ontario Canada



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 1,146,466.21

#### Standort

Land:	Kanada
Staat/Region/Provinz:	Ontario
Stadt:	Bracebridge
Postleitzahl:	ON P1L 1X3
Veröffentlicht:	10.06.2026

Beschreibung:

Luxury 4 Bed Lakeside House For Sale In Bracebridge Ontario Canada

Esales Property ID: es5555082

1036 Carlon Pl, Bracebridge Ontario, Canada P1L 1X1

Luxury 4-Bed Lakeside Sanctuary For Sale | Bracebridge, Muskoka, Ontario, Canada

Discover the epitome of refined Canadian cottage country living with this magnificent, custom-built waterfront estate. Situated at 1036 Carlon Place, Bracebridge, Ontario (P1L 1X1), this prestigious property is nestled in a private, densely forested sanctuary, elevated high above the pristine waters of the South Muskoka River.

Built in 2024 and never lived in, this pristine two-story residence offers a turnkey opportunity to own a brand-new luxury home. The current owners purchased the property as an exclusive vacation retreat, but



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an unexpected international ex-pat opportunity means this rare gem is now available for private purchase on both the Canadian and international markets.

## Property Overview & Key Features

- \* Asking Price: \$1.6M CAD
- \* Internal Size: Approximately 1,992 sq ft (179 sq m) of masterfully designed living space.
- \* Total Rooms: 11 beautifully appointed rooms in total.
- \* Bedrooms & Bathrooms: 4 spacious bedrooms and 3 full, luxury bathrooms.
- \* Furnishings: Sold fully furnished with high-end, contemporary decor.
- \* Waterfront Access: Direct, private access to the South Muskoka River with an elevated panoramic vantage point.
- \* Accessibility: Full, year-round road access, making it perfect as both a four-season vacation home or a permanent residence.
- \* Location Coordinates: 45.00055° N, 79.19599° W | [suspicious link removed]

## Architectural Elegance & Turnkey Interiors

Spanning two meticulously designed levels, the home's architecture honors its majestic natural surroundings with large windows that frame breathtaking, elevated views of the water and the surrounding forest canopy.

Because the home is being sold fully furnished, every room has been curated with premium furniture and modern fixtures, allowing the new owners to walk right in and immediately enjoy the Muskoka lifestyle. The heart of the 11-room layout features an expansive, open-concept living and dining area designed for entertaining, complete with high ceilings and sophisticated finishes. The 4 generous bedrooms provide peaceful retreats, while the 3 full bathrooms feature spa-like aesthetics with contemporary tilework and premium vanities.

## Private Waterfront & Forested Grounds

The property's exterior is a masterclass in private luxury. Tucked away at the end of a quiet cul-de-sac, the estate is enveloped by mature trees, creating an ultra-private shield from the outside world.

Instead of a communal pool, your backyard is the historic South Muskoka River. The elevated positioning of the home provides dramatic, sweeping views of the water below, while a private path leads you directly down to the shoreline. Whether you enjoy morning kayaking, afternoon swimming, dockside sunbathing, or launching a boat to explore the vast, interconnected Muskoka lake system, this property delivers an unparalleled waterfront lifestyle.

## Prime Muskoka Location & Connectivity

While providing a completely secluded, peaceful escape, 1036 Carlon Place benefits from excellent proximity to local town comforts and transit hubs:



\* Downtown Bracebridge: Just a short drive away, offering charming brick-lined streets, boutique shopping, fine dining, craft breweries, and essential medical services.

\* Air Travel: For regional and private travel, Muskoka Airport (YQA) is located just 10 minutes to the south. For international buyers, Toronto Pearson International Airport (YYZ) is an easy, direct 2-hour drive (150 km) via Highway 11, ensuring hassle-free travel for overseas owners and vacation guests.

## ABOUT THE AREA

Bracebridge is a picturesque town located in the heart of the District Municipality of Muskoka in Ontario, Canada. Known affectionately as Muskoka's 'Downtown,' the town is built around a majestic waterfall on the Muskoka River and serves as a bustling hub for the region's famous cottage country. Surrounded by dense forests, pristine lakes, and rugged Canadian Shield granite, Bracebridge offers an authentic blend of vibrant community life and spectacular natural beauty that draws thousands of seasonal visitors and outdoor enthusiasts year-round.

The town is steeped in rich history, having been incorporated in the late 19th century and heavily influenced by the logging and steamship industries that once dominated the area. Today, that heritage is beautifully preserved in its historic downtown core, which features remarkably maintained brick architecture, unique boutique shops, local craft breweries, and diverse dining options. Bracebridge is also famously known as the home of Santa's Village, a beloved family theme park established in 1955 that capitalizes on the town's whimsical location precisely on the 45th parallel—exactly halfway between the Equator and the North Pole.

Beyond its cultural and historical appeal, Bracebridge is a premier destination for year-round outdoor recreation. During the warm summer months, the town's extensive network of waterways and nearby lakes provides endless opportunities for boating, kayaking, fishing, and swimming, while land-goers can explore miles of scenic hiking and cycling trails. When winter arrives, the landscape transforms into a snowy playground, attracting visitors from across the province for snowmobiling, ice fishing, cross-country skiing, and snowshoeing through the tranquil northern wilderness.

For air travelers and seasonal residents, the closest aviation facility is Muskoka Airport (YQA), located just 7 kilometers (about 4 miles) south of Bracebridge in neighboring Gravenhurst. Operating 365 days a year, this regional airport primarily accommodates private pilots, general aviation, and corporate charters. For those requiring major commercial airline services, Toronto Pearson International Airport (YYZ) is the primary gateway, situated approximately 150 kilometers (93 miles) to the south, offering a straightforward and scenic two-hour drive up Highway 11 into the heart of cottage country.

## MAiN FEATURES:

- \* 179m<sup>2</sup> of living space
- \* 2000 m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking



- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Canada
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com
- \* already generating approx. 40-45k in annual Airbnb revenue

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## Allgemein

Schlafzimmer:	4
Badezimmer:	3
Fertige m <sup>2</sup> :	179 m <sup>2</sup>
Grundstücksgröße:	2000 m <sup>2</sup>

## Mietdetails

Möbliert:	Ja
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX8.582.322
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