

# \$1,995,000 - 1080 DONALD SUTHERLAND Trail

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## Listing ID: 40091604

**\$1,995,000**

3 Bedrooms, 2 Bathrooms, 1.1 acres

Single Family

1080 DONALD SUTHERLAND Trail,  
Gravenhurst, Ontario, P1P1R3

Privacy, Privacy & Perfection! Whether you are looking for a place to live, work or play - this should be on your MUST SEE list.

Over an acre of level land with 230 ft of pretty shoreline. Enjoy the best of both worlds with gentle walk-in at the sand beach shore plus deep water off of the dock. Here you will be in awe of the spectacular panoramic vistas & are blessed with water views from all principal rooms. Gentle breezes caress the iconic rock & pines landscape, which is also graced with a large lakeside stone patio for full enjoyment of the prime, sunny south-west exposure.

Enjoy all day sun from sunrises to sunsets.

Pride of ownership is evident throughout this 3BR 2 bath year round cottage.

Bedrooms are spacious, and the primary bedroom offers its own 4-pc ensuite bath & walk-out to private lakeside balcony.

Exceptional craftsmanship - built by a well respected local builder. Features will surely impress. Need more room for extended family or friends this summer? - consider adding a bunkie or a sleeping cabin with private bathroom - or start using right away while you plan your ideal addition. Bonus note: the septic is already sized for 4BRs.

Such well cared for & thoughtfully improved offerings like this don't come

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along every day. Ideally located less than 2  
hours from Toronto - Kawshe Lake  
memories await! See REALTOR® Remarks  
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ANYTIME (id:9927)

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