



**moffat
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REALTOR

Pleasant Point, Carling

Location: Snug Harbour

Acreage: 3.03 Acres

Price: \$1,650,000.00

Presented by

This property has the distinct advantage of both road and boat access, just minutes from Killbear Marina and an easy drive from Highway 400.

[Read profile in Toronto Life Magazine](#)

It features a gracious, executive, custom built cottage constructed in 2007 by premier builders 'Rosepoint Construction' set in 3 acres of mixed forest on a picturesque quiet cove on Pleasant Point.

The cottage is beautifully proportioned and thoughtfully laid out with seamless transitions between the interior and the outdoor surroundings.

Entries and entertaining/gathering areas flow effortlessly one to the other; a welcoming screened porch opens into the great room, the front entrance opens into a large foyer/corridor with immediate views through the great room to the water beyond and sliding glass doors open onto a covered front verandah overlooking the water.

The cottage is elegantly and tastefully appointed, the palate subtly sophisticated drawing both from the natural materials used and the natural surroundings; warm glowing browns, taupe, putty, coffee and dove gray.

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The pine paneled great room features a high vaulted ceiling, antique ash floors and a long east facing window wall which offers glorious water views, floods the space with light and adds to the spacious quality of the room. State of the art 'Ross Windows' lift and glide and upper transoms open for enhanced air flow.

At 820 sq. ft. the great room can comfortably accommodate large numbers in kitchen, dining and living areas.

The large oak and granite gourmet kitchen offers generous storage and two separate prep. areas, one with stainless steel bar/hand wash sink and the other a central two level 4 seat island with double granite composite sink. A walk in butler's pantry just off the kitchen further augments the storage.

A handcrafted 'live edge' pine trestle dining table comfortably seats ten.

A huge drystack Owen Sound ledge rock fireplace anchors the living room area. A Rumford style fireplace, it was built by Parry Sound craftsmen, Felsman brothers.

A magnificent five foot 'branchelier' acts as the room's focal point.

The screened porch also boasts a dry stack wood burning fireplace, offering cozy warmth on a cool or rainy summer evening or 'camp fire' in winter. Comfy sofas and a dining table make it an ideal space for lounging, reading and taking meals.

With access to and views over the bay the 15' x 15' space with 11' ceilings creates the experience of enjoying the outdoors while in a protected enclosure.

Just off the screened porch a covered porch/BBQ area is conveniently close to dining and kitchen. A secondary entrance leads to foyer with powder room.

Utility and private areas are discretely positioned in the guest wing; three bedrooms all with en suite and a den which can serve as a fourth guestroom.

To maximize privacy the master suite is situated away from the guest wing, at the north side of the cottage with water views and its own walk out to the shore.

The smart 'spa' en suite with in floor heating has a large soaker tub, glassed shower, double sink vanity and separate w/c. There is also a separate walk in closet/dressing room

The 'Arts and Crafts' style exterior features dry stack limestone based posts, 'rafter tails', porch overhangs, aluminum clad wooden windows, cedar decking and 'Gemthane' wood siding, all ensuring low maintenance.

Perennial gardens and natural rock border the cottage and turning circle drive. Landscape lighting enhances the outdoor scene after nightfall.

Lake loop geo thermal minimizes electrical costs and delivers air conditioning through the summer.

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Smooth granite cap rock slopes to 330ft. of hard packed sand shoreline and deep water docking.

The Premier dock system is joined to the shoreline by a detachable bridge.

The property has direct access to some of the finest cruising and sailing waters in Ontario, and the GBLT administered picnic islands, the Minks and the Umbrellas are a short boat ride away.

Beautifully designed and appointed, meticulously constructed, with an excellent location, road and boat access and four season usage make this a highly desirable property.