

# **\$3,850,000 - 1104 DEERFLY Drive**

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## **Listing ID: 40342334**

**\$3,850,000**

5 Bedrooms, 4 Bathrooms, 4730

Single Family

1104 DEERFLY Drive, Gravenhurst,  
Ontario, P1P1R3

New Custom Built Home on 3.19 Acres and 254 Feet of Waterfront in Muskoka. A Total of 4,630 Sq. Ft of Living Space, 3,420 in the Home and 1,210 Sq. Ft. Above the Large 4 Car garage in the loft. The Home has 4 bedrooms 3 washrooms Furnace and air Conditioner to supply both levels. Hydronic heated concrete floor. for the entire ground level. Includes 2 High efficiency wood burning inserts one on each floor. Structured wiring for data telecommunication and architectural sound. Also wired for 4 control panels throughout house to control all speakers. Cell Phone Control lights and sound. All 4 bedrooms are hardwired for internet and cable TV as well as the main room up stairs and downstairs. Insulated Muskoka room. The Massive 4 car Garage has a 1210 Sq. Ft. loft with large Family Room and Bedroom separated by a double sided glass propane Fireplace. There is also a large Kitchen on the ground floor. Garage has its own 200 amp panel with plenty of power for your own work shop. There is 8 inch thick Hydronic Heated concrete floor-both sides of garage. Tons of room for toys. Pull your machines into garage and the heated floor will melt all the snow off of them. Spray foamed walls and ceiling. Eight inches of insulation between levels in the

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garage so doors can be left open when snowmobiling in and out without affecting the temperature in the loft.. Hot and cold water outside on both sides of garage. One side is used for a outdoor shower near the Hot Tub. 8 hardwired cameras for security when you are away. Very private House and Garage can't be seen from the Road. Water off the dock is deep and clean, Perfect for Swimming and no steps to the lake.

Excellent Rental Income Opportunity.

Enjoy cottage life at its best at your own family compound. If proximity to Toronto is important welcome to the closest most Southern lake in Muskoka, 1 hour and 40 minute drive from the GTA. Be sure to watch the attached video of he property.

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