



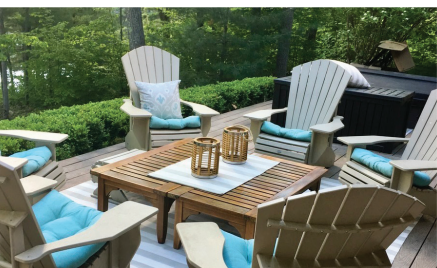
# THE HEENAN TEAM

LUXURY REAL ESTATE  
MUSKOKA • NIAGARA



## JOHNSTON & DANIEL

A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



### \$2,395,000 • 200 FT WATERFRONT & SUNSETS IN PORT CARLING

Sprawling contemporary bungalow within walking distance to the renowned Port Carling Golf Club offers 3,500 sq ft of executive living! 200 ft lot with desirable west exp. On Marion Lake and offering municipal services, this 1.7 Acre property offers a blend of forest, perennial gardens, custom stone walls and meandering granite paths. Lush garden/ granite courtyard opens to a great room with spectacular views! 3 Sets of french doors open to a spacious composite deck & hot tub. Dining rm features built in entertaining bar. Chef's delight spacious kitchen offers a 40 sq ft centre island, granite counters and sleek maple cabinetry plus s/s appliances. Adjacent family room is warmed by a floor to ceiling granite fireplace. Enjoy a private primary suite w.5 pce bath and w/in closet plus separate wing offering 2 spacious bedrooms each w ensuite. Office, laundry with pantry/extra storage and 2-pce ensuite complete the main floor. Terrific lower level family room for the kids! And a 2 car garage for all the toys. For the discerning buyer!

**SOLD**



### \$1,995,000 • PRIVACY ON 250 FT WATERFRONT SOUTH MUSKOKA

West exposure and magnificent sunsets will melt your heart! Sprawling 3 bed/4 bath yr round cottage offers desirable open concept living and spectacular views from most principal rooms. Floor master suite features 2 picture windows and a new 4-pce ensuite. 2 guest bedrooms share a new 3-pce bath. Walk out to a 3 season Muskoka room from spacious great room! Lower offers a large family room plus extra office with 3-pce ensuite. Gentle property for the kids leads to a terrific lakefront with shallow granite shores plus deep water for diving! The ideal family home for all seasons!

## A REPUTATION FOR RESULTS

PAUL HEENAN 416-258-2424  
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2021





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### \$2,849,000 • BREATHTAKING VIEWS ON LAKE MUSKOKA!

Breathtaking Views on Lake Muskoka! Sweeping island dotted view of Lake Muskoka will take your breath away! Year round 5 bd/ 4 bath home, a short distance from all the great amenities in Bala. This family compound includes a bunkie w. 1 bed & living space, 2-storey, single slip 2-storey century Olde Muskoka boathouse w/spacious docks for sunbathing. Set near the waters' edge, the 10 year old 2-storey 2650 sq ft cottage features beech wood flooring, living room w/large custom stone propane fireplace. Private main floor primary bdrm enjoys 5 pc ensuite & walk in closet/custom built ins plus walkout to private deck. Spacious kitchen opens to lakeside dining area opening to a deck perfect for lakeside bbqs! Outstanding 2nd level offers your family & guests 4 additional spacious bedrooms, 2 baths and an office. You will love the large family room w/mesmerizing panoramic lake views of virtually uninhabited shores through a floor to ceiling picture window. Unfinished lower provides plenty of work space for the handyman plus a games area. Granite paths wind past a myriad of perennial gardens and interesting niches created for your family enjoyment. Welcome to summer fun on the dock and boating the big 3 lakes!



**SOLD**



### \$2,195,000 • VIEWS OF THE 14TH TEE ON PCGC

6000 sq ft., 5 bed/6 bath custom executive home on a private cup de sac in Port Carling. Featuring many architectural features blending contemporary and Post and Beam Style. All 5 bedrooms are ensuite! Fresh white paint enhances the open concept design with a huge Gourmand's delight kitchen, adjacent family room and large dining area. Grand stone 2-storey fireplace is the centerpiece of the massive living room which opens to southwesterly views from a spacious covered deck. Main floor primary suite includes 5-pce ensuite. 3 beds/3 baths on upper and one in lower level. 2 additional family games rooms complete the lower level. Beautifully landscaped! Outstanding!

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