

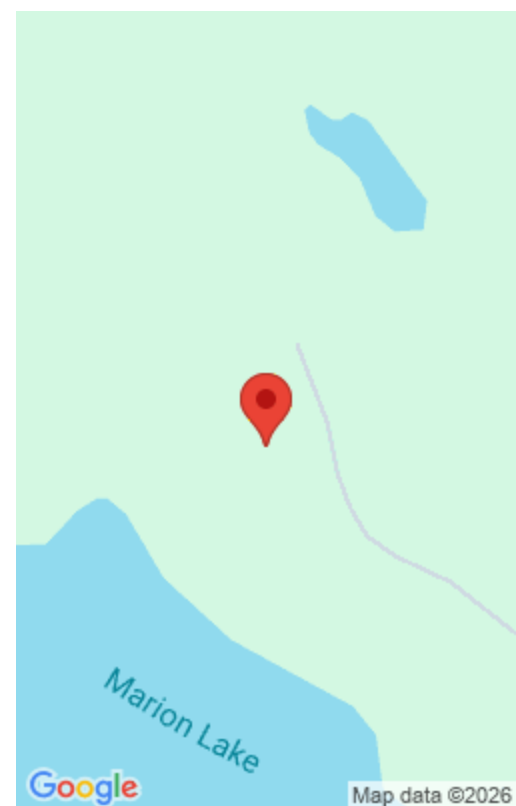
## 49 ESTATE DR, PORT CARLING, ON P0B 1J0, CANADA

<https://www.gtarealestates.com>

49 Estates Drive offers refined Muskoka living in one of the most prestigious communities in Port Carling. Surrounded by mature trees and set on a picturesque lot backing onto the peaceful waters of Marion Lake, this exceptional residence combines privacy, elegance, and the beauty of nature just minutes from the heart of town. Arrive via...

**\$2,299,900**

- 5 beds
- 3 baths
- Single Family
- Single Family
- 2500 - 3000 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom

**RoomLength1:** 7.46

**RoomDimensions1:** 7.46 m X 3.4 m

**RoomLevel2:** Second level

**RoomWidth2:** 3.47

**RoomType3:** Kitchen

**RoomLength3:** 6.55

**RoomDimensions3:** 6.55 m X 3.84 m

**RoomLevel4:** Main level

**RoomWidth4:** 2.57

**RoomType5:** Living room

**RoomLength5:** 5.68

**RoomDimensions5:** 5.68 m X 4.99 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.73

**RoomType7:** Family room

**RoomLength7:** 5.37

**RoomDimensions7:** 5.37 m X 4.57 m

**RoomLevel8:** Main level

**RoomWidth8:** 3.81

**RoomType9:** Bedroom

**RoomLength9:** 4.26

**RoomDimensions9:** 4.26 m X 3.49 m

**RoomLevel10:** Main level

**RoomWidth10:** 3.55

**RoomType11:** Laundry room

**RoomLength11:** 3.03

**RoomDimensions11:** 3.03 m X 1.91 m

**RoomLevel1:** Second level

**RoomWidth1:** 3.4

**RoomType2:** Bedroom

**RoomLength2:** 3.65

**RoomDimensions2:** 3.65 m X 3.47 m

**RoomLevel3:** Main level

**RoomWidth3:** 3.84

**RoomType4:** Eating area

**RoomLength4:** 2.77

**RoomDimensions4:** 2.77 m X 2.57 m

**RoomLevel5:** Main level

**RoomWidth5:** 4.99

**RoomType6:** Dining room

**RoomLength6:** 5.1

**RoomDimensions6:** 5.1 m X 3.73 m

**RoomLevel7:** Main level

**RoomWidth7:** 4.57

**RoomType8:** Primary Bedroom

**RoomLength8:** 6.23

**RoomDimensions8:** 6.23 m X 3.81 m

**RoomLevel9:** Main level

**RoomWidth9:** 3.49

**RoomType10:** Bedroom

**RoomLength10:** 3.67

**RoomDimensions10:** 3.67 m X 3.55 m

**RoomLevel11:** Main level

**RoomWidth11:** 1.91

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## Location Details



**City:** Muskoka Lakes (Medora)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Medora

**Stories:** 2

**Levels:** 2

**FrontageLength:** 125 ft

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## Property Features

**Flooring:** Vinyl,Hardwood

**HeatingFuel:** Propane

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**FireplaceFeatures:** Woodstove

**ViewYN:** True

**WaterfrontYN:** True

**Sewer:** Sanitary sewer

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 22

**GarageYN:** True

**CarportYN:** False

**PoolYN:** False

**View:** Direct Water View

**WaterBodyName:** Marion Lake

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## Courtesy of

**OfficeName:** SOTHEBY'S INTERNATIONAL REALTY CANADA

**Office ID:** 293718

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 22

**Sewer:** Sanitary sewer

**Heating:** Forced air



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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**FireplaceFeatures:** Woodstove

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

