

# Madawaska Valley Retreat

Welcome to this spectacular, iconic, summer retreat on approximately 379 acres, just south of Algonquin Park, in the heart of the Madawaska Valley on the historic Opeongo Line. The main house is situated on a hilltop and overlooks the totally private, pristine, approximate 25 acre Luckovitch Lake. In 1972, the house was architecturally designed and built for the founder of Sheridan Nurseries. Second, third and fourth generations continue to enjoy family reunions full of fishing, swimming and boating on their lake, hiking in the woods, roasting marshmallows in the fire pit and relaxing on the deck while drinking in all the surrounding beauty Mother Nature has provided here.

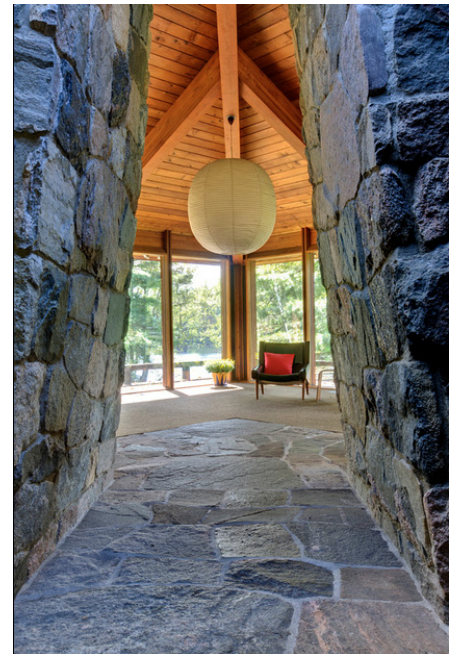


The approximate 3,000 sq. ft. main house was designed, built and finished to blend in seamlessly with granite and wood that is abundant on the property. The entrance foyer frames the awe inspiring view through the living/dining room out onto the private lake. It absolutely takes your breath away! In the living/dining room, two granite fireplaces soar from the floor up to the cathedral ceiling.



The property has a shoreline of approximately 3,000 feet on the north shore of Stoney Lake, which is accessible via one of the 5 km. of trails through the woods. Stoney Lake is approximately 130 acres with a few substantial homes on it.

In 1859, the first settlers cleared the land and built houses and barns of logs. The stony ground yielded the raw materials for miles of stone fences that are still visible on the wooded hillsides. Also on this property is an original pioneer settlement with a c. 1870's barn, log cabins and ice house, plus a c. 1930's farmhouse which has been restored and is currently tenanted.



Glorious mixed deciduous trees turn blazing shades of red, orange and yellow in the fall and the managed evergreen forest provides a tax credit and has provided income from harvesting timber.

Next door, but not visible from the property, is the Barry's Bay Golf Club. The natural features of one of Ontario's most picturesque terrain present a truly challenging 9-hole golf course. Barry's Bay Golf Club is carved into an evergreen forest and overlooks Sherwood Lake.

This fabulous nature lover's getaway in the woods is mere 5 km. away from Barry's Bay which offers all the comforts of small-town living along with the security of excellent health and education services as well as shops, restaurants, recreation facilities, festivals and churches. The historic train station is home of the "South of 60 Arts Centre" which hosts a variety of arts and crafts shows, musical events and festivals. Radcliff Ski Area is the place to go for snowboarding and downhill skiing.



This is a truly unique property that awaits a discerning Buyer.