



**JOHNSTON & DANIEL**  
RUSHBROOKE REALTY, BROKERAGE | INDEPENDENTLY OWNED AND OPERATED

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# 1010 Beaumaris Road

*Beaumaris P1L 1W8*

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# Milford Bay Cafe & Residence

Have you always wanted to spread your entrepreneurial wings AND live in Muskoka? This is your perfect opportunity. The business is well established and making a good profit. Well-heeled cottagers and contractors alike depend on Milford Bay Cafe for aromatic coffees, breakfasts, lunches and baking that is sought after as a prize to take back home to the dock.

The two bedroom home offers privacy, yet is steps from the shop for your quick commute. The whole house is renovated, and 'reads' as brand new. There's a Muskoka room, complete with hot tub and propane fireplace, a modern sleek kitchen and dining room combo, bedroom with gorgeous ensuite and walk in closet and even a full basement with workshop for the creator in you.



## The Milford Bay Cafe

- Profitable business (financials available)
- Room for cafe seating
- Established clientele (see five star ratings online)
- Access to owners for support and advice
- Equipment included
- Large accessible washroom

The Milford Bay Cafe and Corner Store is a well-loved pillar of the local community.





## Primary, Ensuite & Walk-In

Sleep amongst the trees in your spacious bedroom with blonde maple floors and lots of Muskoka sunlight. The ensuite offers a luxurious shower and the marble countertops complement the spa vibe. Pad over to your walk-in closet to dress yourself in the Muskoka casual attire that suits your new lifestyle.

Craving a restful sleep? Live here and become accustomed to breathing deeply. Forest bath? That is part of your daily experience. Swim in Lake Muskoka? Access the lake a block away. All your worries and cares will melt away as you embrace the Muskoka lifestyle, starting with your restful retreat.

