



12 Dyer Cres.
Bracebridge



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WELCOME TO

12 Dyer Cres.
Bracebridge

LIVE WHERE THE FOREST WHISPERS AND LUXURY WELCOMES

Welcome to your next chapter in the heart of Muskoka! This stunning, nearly new bungalow is ideally located in the sought-after White Pines community in Bracebridge. Inside, the home is warm and inviting with a thoughtfully designed open-concept layout, featuring two bedrooms, two bathrooms, and upgraded finishes throughout. Highlights include rich hardwood flooring, an upgraded kitchen with extended cabinetry, a cozy gas fireplace, and a finished open staircase leading to an unspoiled lower level that is ready for your personal vision.

Whether you're looking to retire in style or raise a family surrounded by natural beauty, this home delivers the perfect blend of comfort, community, and convenience. Set within the serene charm of cottage country, you're just a short drive from the Sportsplex, local schools, shopping, and dining, making day-to-day living effortless. Enjoy four-season recreation right outside your door, from snowshoeing and cross-country skiing in the winter to hiking, golfing, boating, and swimming in the warmer months.

See video on **12Dyer.com**









PARTICULARS of this property

Possession Date | Immediate / TBA

Sq. Footage | 1533 sq ft

Year Built | 2025

Bedrooms | 2

Washrooms | 2

Garage | Two Car

Driveway | Private

Builder | Mattamy Homes

Community | White Pines

Model | Balsam

Exterior Features:

Cozy covered porch accented with decorative trim

Brick skirting and cedar style peak siding

Interior Features:

Gourmet Kitchens with Upgraded Cabinetries

Rich Hardwood Flooring Throughout

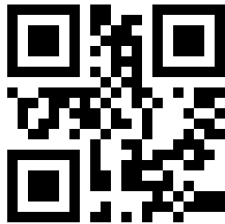
Cozy Gas Fireplace

Thoughtfully Designed Open Concept Living

Spacious Great Rooms for Hosting or Relaxing

Full Basement Ready for Your Finishing Touches

Scan QR code to
see video home
tour and more!



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Lifestyle & Location:

Perfect for families, downsizers, or weekenders looking for a tranquil escape.

Minutes from downtown Bracebridge: close to shopping, schools, dining and Sportsplex.

Adjacent to South Muskoka Curling and Golf Club.

Year-round outdoor activities like kayaking, fishing, skiing, and hiking.

Strong community focus with nature trails, backyard privacy, and serene streetscapes.

“Muskoka cottage” vibe all year long — spring blooms, summer sunshine, fall colours, and cozy winters.

Seasonal Festivals:

Fire and Ice Festival

Antique & Classic Car Show

Indigenous Powwow

Canada Day Fireworks at the Falls

Bandshell Concerts

Prism Theatre in the Park

Fall Fair

Festive celebrations at Santa’s Village

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50' BUNGALOWS

Floor Plans

THE BALSAM

1,533 SQ. FT.



CRAFTSMAN (CR)



GROUND FLOOR

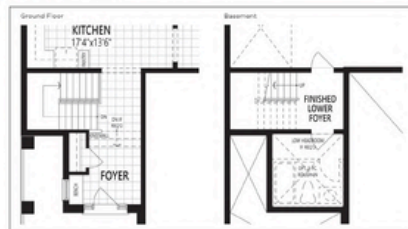


BASEMENT

ARCHITECT'S CHOICE OPTIONS

GROUND FLOOR OPTIONS

◆ Next Step
(Additional 37 Sq./ft.)



◆ Gas Fireplace



◆ Super Shower



ADDITIONAL ARCHITECT'S CHOICE OPTIONS AVAILABLE FOR THIS HOME

GROUND FLOOR CHOICES

- 9' CEILING PACKAGE**
 - Approx. 12" higher ceilings
 - Taller upper kitchen cabinets
 - Taller Ground Floor windows and patio sliding doors (where applicable)
 - Transition over Front and Garden Doors (where applicable)
 - Approx. 8" high interior arches (where applicable)
 - Stair configuration and/or minor design changes may be required to accommodate

BASEMENT CHOICES

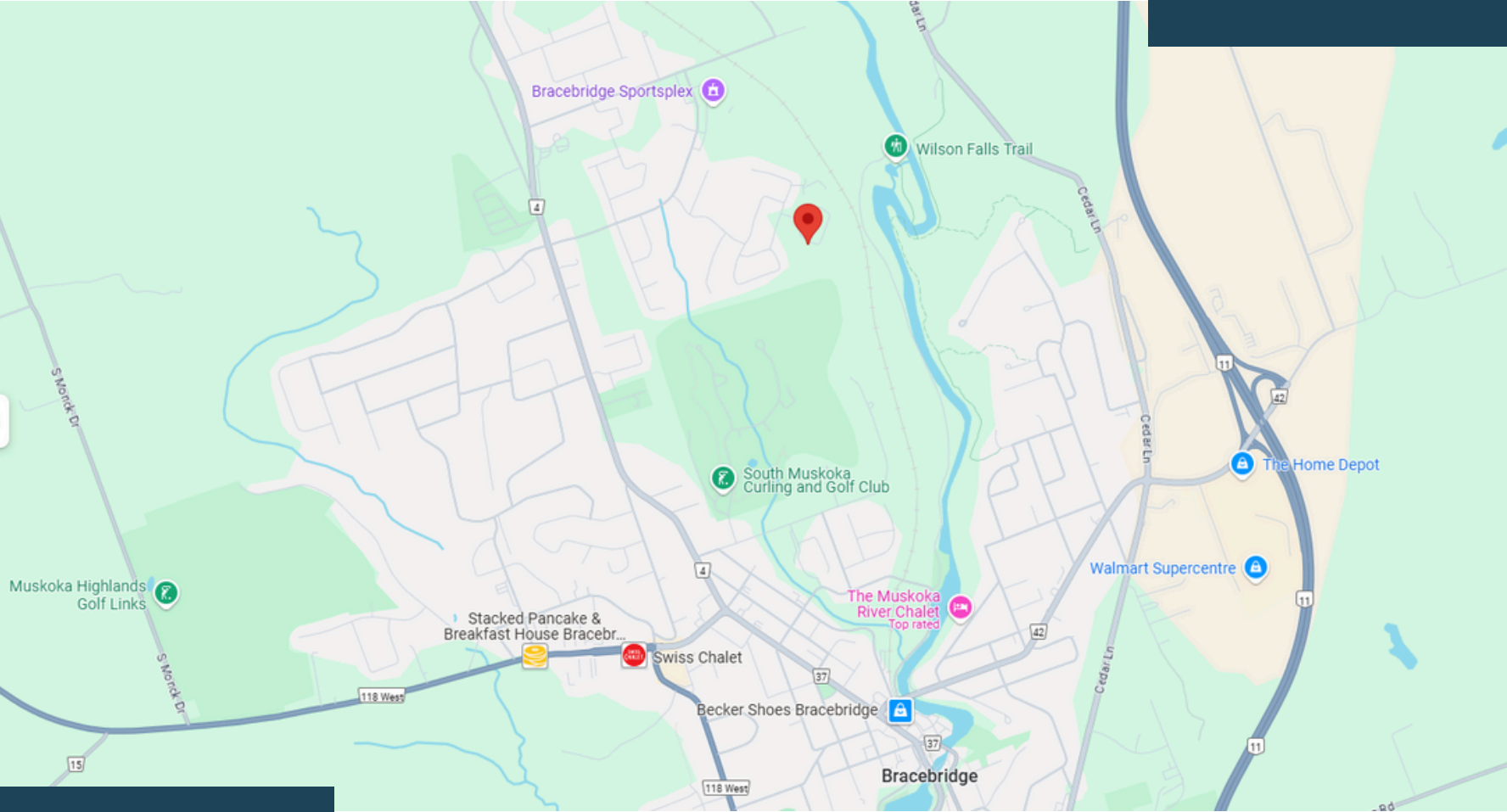
REC. ROOM READY PACKAGE

- Rough-in drains in predetermined location for future 3-pc. bathroom
- Deeper basement windows (where applicable)

D55A All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to the "Craftsman" elevation of this model type. Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E&OE, April 2019. Copyright 2019 - Mattamy Homes Limited.



Community Map





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