

\$619,900 - 36 YELLOWHEAD Island

Listing ID: 40543406

\$619,900

4 Bedrooms, 2 Bathrooms, 0.3 acres
Single Family

36 YELLOWHEAD Island, Port Severn,
Ontario, L0K1S0

BOAT ACCESS - Little Lake, Gloucester Pool. Situated commandingly on the Northeastern edge of Yellowhead Island, boasting panoramic water vistas, lies this fully winterized haven on 0.31 acres w/ 98ft of waterfront. Presently operating Off-The-Grid, fortified with 7,300 watts of roof-mounted Solar Panels & NO monthly bills (Property previously connected to Hydro pre 2012, hookup readily available at your discretion). The Cottage: Unveiling an open-concept living expanse w/ soaring vaulted ceilings, woodstove, & equipped w/ a kitchen adorned w/ Viking Professional Series Appliances. The space is further enhanced by its impeccable views & access to the wrap-around deck. Housing 3 bedrooms, a spacious 4pc bath w/ jacuzzi tub/shower combination, stackable laundry facilities, wired Generac Generator, Central Vac, meticulously Winterized w/ updated Roxul Insulation, an Alarm System, 60,000BTU Furnace & Central Air Conditioning, 3 Empire Wall Furnaces (propane), on-demand Hot Water Heater, Heated Water Line, & a UV System. The Guest Cabin: Enjoy seclusion in the exclusive confines of a private 19ft X 12ft Guest Cabin, complete w/ its own 3pc bathroom & commanding lake vistas.

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Indulge in aquatic pleasures swimming off the Double Slip Boat Port or gentle descent to the sandy shoreline, making it ideal for family recreation. Embark on days of nautical adventure, from boating & swimming to fishing & water skiing, on this highly coveted, fully serviced lake, complete w/ boat launches, marinas, restaurants, spas & resorts. Positioned just one lock from Georgian Bay, the Trent Severn Waterway presents boundless possibilities, acclaimed as the premier destination for freshwater boating globally, boasting controlled water levels!! Merely 90 minutes from the GTA, & a simple one minute by boat from the closest marinas, seize the opportunity today to bask in the splendor of this remarkable cottage! Just come & enjoy, there's nothing that needs to be done to this remarkable property.

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