

# \$4,295,000 - 31 MOSS Island

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## Listing ID: 40549028

**\$4,295,000**

4 Bedrooms, 3 Bathrooms, 3.5 acres

Single Family

31 MOSS Island, Seguin, Ontario, P0C1J0

Private Island on Lake Rosseau! A rare offering of ultimate privacy & tranquillity awaits you on Moss Island. Surrounded by the natural beauty of Lake Rosseau, from the pristine waters to the canopy of trees, creating an island retreat from the hustle & bustle of everyday life. Immerse yourself in the natural splendour surrounding you with 3.5 acres to call your own. Your journey begins from a private boathouse with boat bay & indoor parking adjoining the Rosseau marina. Gather all your belongings to begin your picturesque boat ride to your destination. Once you arrive at the water's edge, embrace the feeling of unwinding & connecting with nature far from distractions. This beautifully maintained cottage has 4 spacious bedrooms & 3 modern baths. A high-end kitchen features double wall ovens, warming drawers, 2 farm sinks, an oversized Sub Zero fridge, built-in freezer drawers, wine fridge, 2 dishwashers & a double-sided fireplace. From quiet moments to hosting a lively gatherings, the spacious living & dining room, flooded with natural light, offers the perfect retreat. Sliding doors lead to the large wrap around deck (2012) for alfresco hosting. Whether you prefer to be active and adventurous or relax and take in the scenery, there are countless ways to embrace your surroundings and make the

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most of your island retreat. A full-size sports court has been added to the island, with landscaping & lights for evening play. Whether you're a basketball enthusiast, enjoy playing pickleball, badminton, or volleyball, this sports court provides endless entertainment for all ages. Spend your day swimming, fishing, or water skiing from the dock. As the day draws to a close, take in the sunset views from the comfort of your own private suspended lookout and bask in the last rays of sunshine as the sun dips below the horizon. Moss Island provides a sanctuary of privacy that is exclusively unmatched. Now is the time to create lasting Muskoka memories on Lake Rosseau.  
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