

\$1,249,900 - 27 BURNSIDE BRIDGE Road

Listing ID: 40578945

\$1,249,900

3 Bedrooms, 2 Bathrooms, 1.06 acres

Single Family

27 BURNSIDE BRIDGE Road, McDougall,
Ontario, P2A2W9

Rare waterfront offering on Mill Lake that has expansive water frontage. Enjoy the character of this pristine 4 season farmhouse, that is part of the historic Burnside Farm. This 3 bedroom, 2 bathroom home has been meticulously maintained and is loaded with warmth and charm. The kitchen / dining room is spacious and it is the perfect open design for family and friends, and the hardwood floors give it a classic vibe. The Livingroom area is bright and open and is flooded with natural light and offers beautiful lake views. Enjoy the warmth and ambiance of the fireplace. Upstairs you will find 3 bedrooms, a 4 piece bathroom and office space at the top of the staircase, that is the perfect spot to work from home. The house is situated on a level lot with an incredible 420 feet of waterfront, with coveted western exposure. Enjoy the cottage as it is or develop it as a family compound. The lakefront is very private and has a brand new floating dock. The far side of the waterfront has has a sandy beach area. There is a huge utility shed measuring 10 x 16 with vaulted ceilings, perfect for storing your toys. Mill Lake is part of a 3-lake chain and is perfect for exploring by kayak, canoe, or motorboat. The amenities of Parry Sound are less than 10 minutes

\$1,249,900 - 27 BURNSIDE BRIDGE Road

away, including shopping, theatre and the future West Parry Sound Recreation Centre, that will have a swimming pool, gym and cultural centre. The Georgian Nordic Activity Centre is only five minutes away, and offers over 45 k.m of mountain bike, hiking, skiing, and snowshoe trails that wind through picturesque old growth forest. Included with the cottage is a 32 foot Layton trailer that is used as a guest bunkie, featuring two queen size beds, kitchen and a 3 piece bathroom. Recent upgrades include: forced air propane furnace installed in 2023, driveway installed in 2023, new dock in 2023. Properties with this much usable waterfront don't come to the market very often. Book your showing today. (id:50245)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 18/06/2024 12:51:50 PM

Listing Office:Re/Max Professionals North, Brokerage, Huntsville