

\$590,000 - 4 SEVERN RIVER Shore

Listing ID: 40589805

\$590,000

2 Bedrooms, 1 Bathrooms, 0.9 acres

Single Family

4 SEVERN RIVER Shore, Georgian Bay
Twp, Ontario, L0K1S0

BOAT ACCESS - Situated in a secluded bay off Lost Channel of the Severn River, shielded from any semblance of boat traffic and edged by Crown Land, this residence offers a haven of privacy & serenity on just shy of an acre of land. A short 8-minute boat ride from the Big Chute Marina transports you to this meticulously maintained retreat, poised to offer an unparalleled lifestyle experience of peace & tranquility. This classic A-Frame architecture two-bedroom, one-bathroom cottage is meticulously designed to harmonize with its natural surroundings, boasting an open-concept living space & a wood-burning stove, ideal for cozy evenings during the brisk autumn nights.

Additionally, a charming one-bedroom Bunkie with an accompanying sitting area caters to the comfort of guests, ensuring a delightful stay. Practical amenities include a shed for the storage of aquatic equipment and tools, highlighting the property's readiness for immediate occupancy & enjoyment. Noteworthy updates include a new septic system & steel dock in 2010, airtight woodstove in 2011, a spacious 1000-square-foot deck in 2012, a new Bunkie in 2013, a new shed in 2015 & a fresh roof/eavestroughs in 2022,

\$590,000 - 4 SEVERN RIVER Shore

culminating in a turnkey oasis awaiting its fortunate new owner. Strategically positioned along the Trent Severn Waterway but tucked away from the hustle & bustle yet still providing convenient access to Gloucester Pool via The Big Chute & Georgian Bay through Lock45, the location presents an array of recreational opportunities. From superlative fishing to exhilarating water sports, ATV/Snowmobile Trails, & the convenience of waterfront dining establishments & full-service marinas, every conceivable amenity is within reach. Seize the opportunity to make 2024 an unforgettable summer by claiming this idyllic retreat as your own. (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 12:48:10 PM

Listing Office:Royal LePage In Touch Realty Inc., Brokerage, Coldwater