

# \$1,949,000 - 45 WOODS Lane

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## Listing ID: 40594689

**\$1,949,000**

4 Bedrooms, 3 Bathrooms, 0.91 acres

Single Family

45 WOODS Lane, Port Severn, Ontario,  
L0K1S0

### BAXTER LAKE - GLOUCESTER POOL

This Beautiful, Updated Open Concept, and Furnished Muskoka Cottage enjoys all-day Sun, Deep Water, Sandy Beach, Great Privacy, Water Views from almost every Room, and Family Fun Galore!! Walk out to an amazing 270-degree lake view within one of your many outdoor entertainment spaces found at this property. This one, in particular, takes lakeside entertainment to the next level and is located over the top of a flat roof, wet slip boat house. Here, you will find sheltered outside dining, Umbrella shaded lounging areas, games areas and more. \*\*\*THE DETAILS\*\*\* 190 Feet of Frontage and almost an Acre featuring a Sandy Beach Swimming Area with Safety Rope. The Cottage has 3+1 Bedrooms and 2+1 Bathrooms, a Separate Coach House Bunkie with Ensuite Bath, Large oversized Double Garage with Workshop, a Wet Slip Boat House with Power Lift. Store your Boat and Water Toys here all season. There are also Private Decks, One with Lake views, a Hot Tub and Lounging Area. For tying up the Boats there are Multiple Docks, Sea-doo Ramps, and Guest Parking.

\*\*\*MORE INFO\*\*\* There are 8-10 Parking spaces for the main cottage and another 8 parking spaces, as well as a

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separate additional lower docking area, that are set aside and leased out to island cottagers, making for some great rental income. The lake and Area have Great Fishing, Water Skiing off the Dock, or boating to one of the lake's many Restaurants or marinas for ice cream or Dinner Out. Being Part of the Trent Severn Waterway, it is easy to boat out to Georgian Bay for a day trip through Port Severn at Lock 45. Water Levels are Maintained here year round being within The Lock System of The Trent-Severn Waterway. Here You will find and Enjoy some of The Best Freshwater Boating in The World from your Doorstep. Also, The OSFC Snowmobile Trails, Golf and Shopping are Close By. Just 1.5 hours from The GTA. (id:50245)

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