

# **\$499,000 - 1029 BEADALE Lane**

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## **Listing ID: 40598237**

**\$499,000**

2 Bedrooms, 1 Bathrooms, 0.16 acres

Single Family

1029 BEADALE Lane, Gravenhurst,  
Ontario, P0E1N0

Welcome to your new four-season cottage located on the Severn River at the mouth of Sparrow Lake, offering immediate lake access. Don't miss your chance to secure a piece of history with a Parks Canada license priced at approximately \$720 a month. These licenses have been in existence for over a century, providing a secure and legitimate alternative to traditional ownership. The cottage features a UV water filtration system, steel roof, an upgraded electrical panel and high-speed internet connection. Outside, the property boasts exclusive use of the waterfront on the Seven River, including your own floating dock that can comfortably dock a large boat and two jet skis simultaneously making this an ideal spot for water enthusiasts. In the summertime, the cottage offers deep, weed free swimming, great fishing and unparalleled boating access to Georgian Bay, Lake Couchiching, Lake Simcoe and more. Enjoy outdoor living on the partially wrap around deck or sit by the campfire for a beautiful sunset over the lake. In the winter, enjoy ice fishing, close access to the OFSC snowmobile trails, or simply cozy up by the Napoleon fireplace. Your convenience is ensured year-round with municipal garbage pick up and road

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maintenance. There is a private driveway that fits two vehicles comfortably, a large bunky with two queen size beds and hydro connection, as well as a utility shed. Inside, you will experience a bright, open concept living space, with two bedrooms and a full 3-piece bathroom. The cottage benefits from recent renovations (2024), including fresh paint, waterproof flooring throughout, updated kitchen and bathroom, and heat pump and air conditioning unit. Ample amenities are at your fingertips, including Lauderdale Marina and Bayview Wildwood Resort. The property's proximity to Gravenhurst, Washago and Orillia add to its appeal. Don't miss the opportunity to own this incredible four-season waterfront cottage on the Severn River! (id:50245)

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