

\$3,299,000 - 68 ISLAND 120

Listing ID: 40608716

\$3,299,000

4 Bedrooms, 2 Bathrooms, 1.08 acres

Single Family

68 ISLAND 120, Port Severn, Ontario,
L0K1S0

GLOUCESTER POOL One of The Lakes most Iconic Cottages & A Remarkable, Hidden Paradise. Cottage Built by The Maxion Group, The Architecture was to Simulate a 100 Yr-Old Cottage & Built in 2011. This Could Only be Achieved by using Lasting Materials & Method of Construction. Vaulted Ceiling w/Exposed Beams of Douglas Fir Thru out in Primary Bdrm w/Spa-like Bath. Vaulted Ceiling in The Great Rm & Open Concept Kitchen. Vaulted Ceiling in The Muskoka Rm & Even in The Butlers Pantry!***THE DETAILS*** 4 Bedrms & 2 Baths in The Main Cottage & 2 Bedrms & 1 Bath in The Cabin. Entry Into The Cottage from The Water is so Cool – Every Door is Bigger than Normal. The Entrance Door off The Stone Patio is on a Pivot w/all Custom Doors Inside Come w/ Rocky Mountain Black Metal Hardware. The Muskoka Rm is on the Right & The 13 ft Island Kitchen includes Countertops w/Natural Stone & Leathered Finish. Bdrm Floors are Recycled Barn Boards & Other Areas are Natural Stone. Beautiful Standing Seam Metal on all Roofs, All Exterior Walls are Primarily Constructed of Concrete Materials w/ Interior Wood Finishes Thru out, Exterior Insulation w/Natural Stone Veneer & Cape

\$3,299,000 - 68 ISLAND 120

Cod Siding, Great Rm has 2 Natural Stone Feature Walls Each w/2 Wood Burning FPs on Both Sides of Each Wall. Clean Water is Provided by Filtration System Including Ultraviolet Light for Potable Water from The Lake & Heat Traced for Winter Use. A13 kw Aurora Generator, Supplies 100% of The Cottage requirements including Laundry & The Cabin. **MORE INFO**Just 1.5 Hrs From The GTA, The Trent Severn Waterway System Offers Many Kms of Boating, Fishing & Swimming. 1 Lock from Geo Bay & Many Amenities in The Area Between Lock 44 & 45, Boat over The Big Chute Marine Railway To Severn River & Beyond or Go to Geo Bay at Port Severn Lock 45. OFSC Snowmobile Trails are Close By for Winter Access. Imagine Taking Your Boat on Geo Bay for The Day & Then Coming Back for The Evening & Waking up to Sunshine.
(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: 28/06/2024 03:51:56 PM
Listing Office:Royal LePage In Touch Realty Inc., Brokerage, Coldwater - 2