

\$1,399,000 - 620 ISLAND 180

Listing ID: 40610943

\$1,399,000

3 Bedrooms, 2 Bathrooms, 3.91 acres

Single Family

620 ISLAND 180, Port Severn, Ontario,
L0K1S0

GLOUCESTER POOL – BOAT ACCESS

ONLY – This Muskoka Cottage is on a

Piece of Land That is a Hidden Paradise for

Someone Looking for Privacy with 989 feet

of Frontage and West Exposure. It has

amazing Sunrise to Sunset 180 Degrees of

Water Views from The Cottage because it is

a Point of Land. There are Walking Trails

Around The Perimeter and into The 3.9 acre

Lot. Deep Water & Rocky Shoreline

Around the Perimeter of Property with

Sandy Shallow Area By Docks. Water

Levels are Maintained with The Lock

System of The Trent-Severn Waterway,

where You will Find some of The Best

Freshwater Boating in The World From

your Doorstep. ***THE DETAILS*** 3

Bedrooms 2 Baths w/Open concept Vaulted

Great Room and Kitchen and Dining area, 1

attached Screened Muskoka Room and 1

detached Screened Gazebo Waterside. 2

Docks one on The East side of The Property

– it's a Good Swim Dock and Relaxing in a

Chair the other is The Boat port on The

West side in The Bay Protected away from

The Main Lake. The Seller will include in

the purchase price, 1 Share in Dock-o-

minum - Water Access Corp. \$60000 value

-includes 1 parking space and 1 boat dock

parking. ***MORE INFO***There is

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definitely room for a Bunkie on the property. Less than a 10-minute boat ride from your car at one of the Marina's in Port Severn/Whites Falls. There is Great Fishing even off The Dock or on your Boat, Easy to Water Ski Near The Cottage or out into The Open Lake area. Take Your Boat For Ice Cream Or Lunch/Dinner. You will never get bored of boating here You can boat to The Top Of Big Chute Lock 44 and Beyond on The Trent Severn Waterway or West out into Georgian Bay For A Day Trip through Port Severn Lock 45. The present Sellers do not use it in The Winter however It could be used in The Winter if you Winterized The Water to The Cottage. The OSFC Snowmobile Trails are Close By and The Marina is Just 1.5 Hrs From The GTA. Re: LAND BESIDE #620 (id:50245)

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