

\$799,000 - 35 MARLYN Drive

Listing ID: 40613285

\$799,000

3 Bedrooms, 1 Bathrooms, 1.65 acres

Single Family

35 MARLYN Drive, Rosseau, Ontario,
P0C1J0

Welcome to this Turtle Lake Cottage, a serene retreat situated on a sprawling 1.65-acre lot with an impressive 188 feet of waterfront. This picturesque property offers a perfect blend of tranquility and fun for the whole family. The cottage boasts child-friendly water access with a gradual slope leading to deeper waters making it ideal for swimming and water activities. The expansive level yard stretches all the way to the water's edge providing ample space for a variety of outdoor activities. The gentle slope even allows for driving a vehicle right to the shoreline. Children can enjoy the designated play area while adults can unwind by the firepit enjoying exceptional privacy at the waterfront and taking in the stunning lake views. Inside the cottage features three cozy bedrooms providing comfortable accommodations for family and guests. A newly updated bathroom, completed in 2024, adds a modern touch. With a few additional enhancements this charming cottage can easily be transformed into a year-round home. The property includes two spacious decks perfect for outdoor dining, entertaining or simply soaking up the sun. Additionally the sunroom offers a serene spot to relax or host overflow guests while you enjoy the natural

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beauty of the surroundings, regardless of the weather. The separate entrance basement serves as excellent storage for lawn and water toys. This move-in-ready cottage is designed for creating lasting summer memories. Whether you're looking to enjoy peaceful mornings by the water, adventurous afternoons of swimming and boating or cozy evenings by the fire, this Turtle Lake Cottage provides the perfect backdrop for your family's retreat.
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