

# \$1,449,000 - 4406 CONNERS BAY Lane

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## Listing ID: 40614396

**\$1,449,000**

5 Bedrooms, 3 Bathrooms, 1.38 acres  
Single Family

4406 CONNERS BAY Lane, Severn,  
Ontario, L0K1E0

SEVERN RIVER –Beautiful Sunsets Right off The Front of This 4 Seasons Cottage. 300+ feet of Frontage and Northwest Exposure with a Grandfathered Flat Roof, Deep Water Boat Port with Electric Boat lift included. Not Only Does The Boat Port Store Your Boat but has a “Rare Roof Top’ Deck that Provides an Excellent Family and Friends Entertainment Area while Seeing The Spectacular Views of The River included. There is even another 60 feet of Crown Land Beside this Cottage for Even More Privacy. \*\*\*The Details\*\*\* 5 Bedrooms 3 Baths and 2 Cottages built Attached. Kitchen and Great Room is open Concept and All that is Required is Food and Toothbrush. Most of The Contents are Included. The Main Cottage was Built by Linx Construction and Attached to The Original Cottage that Takes You Back in Time When Cottages were Relaxing and Not Fussy. This Cottage Ensures Ample space for all, Guaranteeing that Cherished Moments are Shared Amidst a Backdrop of Natural Beauty. Multiple Entertainment Areas, Drenched in Warm Natural Light, Provides The Perfect Setting to Relax and Unwind or Surrender to Serenity in The Loft Primary Suite on The Second Floor. The Pristine Essence is Exemplified by The

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Updated 3-Piece Bathrooms Adorned with Modern Fixtures. Check out The Secret Book That Opens The Closets in The Video! \*\*\*More Info\*\*\*The Sellers had all The Boat Port Cribs Replaced to Steel Pilings in 2020. Supreme Boating on the Trent Severn Waterway, Worldwide Freshwater Boating Experience. 5min access by Boat to Big Chute Lock 44 then on to Gloucester Pool & Thru Lock 45 at Port Severn to Georgian Bay. Only 1.5hrs from GTA. You have to Walk The Natural Pathways to Appreciate The Amazing Privacy & Beauty of This Place. (id:50245)

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Listing Office:Royal LePage In Touch Realty Inc., Brokerage, Coldwater - 2