

# \$1,295,000 - 4411 DELTA Road

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## Listing ID: 40616403

**\$1,295,000**

3 Bedrooms, 1 Bathrooms, 4.3 acres

Single Family

4411 DELTA Road, Severn, Ontario,  
P0E1N0

Rarely offered & highly coveted DEEP BAY, SPARROW LAKE! The property you've been waiting for has finally arrived. Presenting an incredible piece of paradise on the most southerly lake in the Muskoka region making for a quick commute to living your best life at the cottage. Over 4 acres of land and arguably the nicest 190' of idyllic southwest facing shoreline on the Lake. The charming main cottage has 3 bedrooms & a spacious 4pc bath, wood stove for chilly evenings & walks out to a large deck to drink in your private, natural surroundings. Guest overflow is solved with the large separate bunkie with bedroom & bath. The land gently slopes towards the stunning natural Canadian Shield granite where you can soak up the heat during the day & gather round the fire at night after watching the incredible sunset. Whimsically tucked in at water's edge the young & young at heart will delight in the rare hard packed sand beach where they can build sandcastles & frolic in the inviting waters. Deep water awaits off the dock for cannonballs & diving, & there's also a grandfathered-in dry boathouse to store your water toys or recreate it into a fabulous little sanctuary in the shade, should you so choose. Hop in your boat & set off to explore limitless

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adventures as Sparrow is part of the famous  
Trent-Severn Waterway system. Take  
advantage of all that this property presents  
and unlock its full potential to create the  
lakefront cottage of your dreams today!  
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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling