

\$1,450,000 - 14A FRASER Road

Listing ID: 40616771

\$1,450,000

4 Bedrooms, 2 Bathrooms, 1.6 acres
Single Family

14A FRASER Road, Seguin, Ontario,
P0C1J0

Stunning waterfront home nestled on 1.59 acres of picturesque, gently sloping landscaped property w/214 ft of shoreline on pristine Trout Lake. Experience tranquility, excellent privacy, coveted southwest exposure & breathtaking views across the lake. The 2354-square-foot, 4-bedroom, 2-bathroom home or luxurious cottage warmly welcomes you & offers stunning lake views from its principal rooms. Featuring lovely oak flooring throughout the main level, well-appointed kitchen, spacious living room w/walk-out to deck, main-floor primary bedroom w/4-piece ensuite & walk-out to the bright Muskoka room w/floor-to-ceiling windows that invites the beauty of property into the home, stone fireplaces on both the main & lower levels, & 3/4 wrap-around deck providing additional outdoor living space. The lower level boasts a walk-out w/laundry facilities, ample storage space, & unfinished areas perfect for a recreation room w/pool table, family room, indoor workout area, & more. The fully insulated 591-square-foot, 1-bedroom Guest House w/living room & kitchenette is ideal for accommodating extra guests, while the detached garage w/2 spacious bays offers additional room for storing recreational equipment & toys.

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Moreover, there is a generous unfinished loft above the garage & a private finished office space. Spend your days by the water, enjoying the family-friendly sandy beach, indulging in a refreshing swim in the crystal-clear water, exploring the lake, which also connects to Long Lake in your canoe, kayak, or boat, fishing in the connected lakes, or simply relishing the spectacular views from your private dock. Conveniently located just minutes from the Town of Rosseau & a short drive to the Town of Parry Sound for shopping, dining, cultural events, & the regional hospital. Close to local hiking, biking, snowmobile, and nature trails. (id:50245)

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Listing Office:Re/Max Parry Sound Muskoka Realty Ltd., Brokerage, Parry Sound