

# \$699,000 - 327 MUSQUOSH RIVER Shore

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## Listing ID: 40617857

**\$699,000**

3 Bedrooms, 2 Bathrooms, 1.38 acres

Single Family

327 MUSQUOSH RIVER Shore, Georgian  
Bay Twp, Ontario, P0C1H0

**\*\* BOAT ACCESS \*\*** Discover a unique opportunity to own not one, but two beautifully renovated cottages on a single lakefront property. Whether you're seeking a tranquil retreat for yourself or a lucrative rental investment, this versatile setup offers endless possibilities. Stay in one cottage and host guests or rent out the other for additional income! The larger cottage is a spacious 2-bedroom haven featuring a newly renovated kitchen with modern cabinets, a stylish sink, and durable countertops. Luxury vinyl tile flooring spans the entire cottage, adding elegance and durability. The main living area is enhanced by charming shiplap walls, and updated windows and lighting improve natural light and energy efficiency. The smaller cottage is a cozy 1-bedroom retreat, completely overhauled with a newer kitchen and bathroom, including a spacious walk-in shower. This peaceful haven boasts newer windows, appliances, flooring, lighting, insulation, and siding. Every available spot has been utilized to maximize storage, including innovative solutions like storage under the dining benches. Step outside to enjoy the expansive newly installed 16' x 24' deck, perfect for relaxing and taking in the views. With 210 feet of lakefront, this

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property is located in a peaceful area of the lake, ideal for fishing enthusiasts. It features two separate docks and a large floating dock, perfect for sunbathing and swimming. Additional storage includes a 10 x 10 shed/bunkie and a smaller shed for all your outdoor toys and tools. Nature lovers will delight in the property's location backing onto Crown land, offering direct access to the Cognashene Nature Reserve for endless exploration. Go Home Lake is a beautiful area with over 50% of the shoreline as Crown land, offering trails, waterfalls, and picturesque scenery. Convenient access to Georgian Bay is available, and the boat ride to the cottage is just 4 minutes from the marina and about 1:45 from the GTA.  
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