

\$649,000 - 1186 SAM COOK Road

Listing ID: 40618858

\$649,000

, 1 Bathrooms, 656

Single Family

1186 SAM COOK Road, Gravenhurst,
Ontario, P1P1R3

Welcome to 1186 Sam Cook Rd. in Gravenhurst! A breathtaking 98.9-acres, nature lover's paradise and an outdoor enthusiast's dream. This pristine property boasts several serene ponds, a meandering stream, and expansive cleared areas perfect for various activities. Zoned for rural residential use, the highlight is the comfortable wood log cabin, situated a few hundred metres from the road along a long, inviting driveway. The Log cabin, while retaining its rustic charm, features modern amenities such as a drilled well providing year-round drinkable water, hydro, septic system, high-speed internet, satellite, and phone services. Last addition is an 8x8 bathroom with full sized water tank, bathtub and shower. For warmth, the cabin is equipped with baseboard heating and a woodstove, making it a cozy haven in all seasons. The property offers a network of hiking trails meandering through the lush forest, providing stunning views of the beautiful Muskoka region. These trails are accessible by snowmobile, making winter exploration just as enjoyable as summer hikes. The area is ideal for hunting and fishing, with the property backing onto a river and surrounded by acres of Crown land. The snowmobile trail and a boat

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launch are nearby, adding to the recreational opportunities. Despite its secluded feel, the property is conveniently close to the town of Gravenhurst, providing easy access to shopping and other amenities on a well-maintained road that ensures year-round access. This is truly a gem for those seeking a blend of nature and modern comforts. Several kms of cleared hiking trails, mixed with hard/soft wood that lead to several other larger ponds. The property backs onto Kakshe River. OFSC snowmobile trail is at the end of the gated driveway with public access boat launch 2 minutes away. Gravenhurst shopping is only 15 minutes. Close to Housey Rapids on a year round, well maintained road. Build your Muskoka dream house today!! A MUST SEE - (id:50245)

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