

\$474,000 - 41 BEAVER Trail

Listing ID: 40622352

\$474,000

2 Bedrooms, 1 Bathrooms, 0.5 acres
Single Family

41 BEAVER Trail, McDougall Twp,
Ontario, P2A2W8

PRICE REDUCED. Affordable way to get into the Waterfront Cottage Market. Many upgrades in 2023, this cozy gem is waiting for a new family to make memories in. Great location and only 2 hours from the GTA and just 10 minutes from Parry Sound/ Highway 400, this cottage is on a year round paved municipal road in an area of four season homes and cottages. Enjoy the peaceful, calm waters of Miller Lake with access to Boy Lake (through a large culvert) and other lakes in the area . Wade into the sandy, shallow water at the beach or join neighborhood families at the public park down the road with a beach and floating dock. Surprisingly spacious inside, this 2 bedroom cottage has had many improvements done since 2023 including: upgraded electrical and electric heat, plumbing, new roof, (shed and cottage), foundation repairs, new paneling, new porch, fresh paint, (interior and exterior), new bedroom and utility room vinyl floors, new composting toilet and water pump. Large deck with screen tent gives additional outdoor space to enjoy the view and relax under the canopy of trees. Appliances and most furnishings included. Come and check it out. A quick closing will get you on the dock and into the water for the lazy, hot

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days of summer (id:50245)

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