

\$849,900 - 49 Severn River Sr405, Muskoka Lakes

MLS® #40703240

\$849,900

3 Bedroom, 2.00 Bathroom, 1,712 sqft
Single Family on 1.11 Acres

Wood, Muskoka Lakes, Ontario

Boat Access - Nestled along the Severn River sits this stunning 1,712 sq ft of above grade finished area, 3-bedroom + loft, 2-bathroom all-season cottage. Just minutes by boat from Severn Falls, with a modern septic system, year round electricity and water supply. The property features 220ft of waterfront including a large dock with deep-water swimming, and a sandy beach area ideal for those warm summer days. Enjoy the attached raised deck or 3 season room, where you can relax and take in elevated panoramic views of the river or watch the sunset over the water. The generous lot, spanning over an acre with Crown Land beyond, offers plenty of space for hiking, gardening, and outdoor activities with snowmobile trails for winter access. Inside, the cottage features an open-concept design with cathedral ceilings, stunning hardwood floors, natural wood finishes, stone countertops, expansive windows and wall-to-wall sliding glass doors. The primary bedroom features a convenient ensuite, and a walkout to the raised deck with stunning river views. The expansive bonus loft offers additional space for a fourth bedroom, hobby room, or creative escape. The 1,400 sq ft, lower level serves as a workshop, storage area, and garage for your ATVs and tools, providing all the space you need for your outdoor pursuits. This is a large cottage with a fit and finish that you can be proud to entertain your family and friends in. Whether you're enjoying the riverfront or unwinding indoors, this cottage is the perfect



place to create lasting memories. (id:6289)

Built in 1998

Essential Information

Listing #	40703240
Price	\$849,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,712
Acres	1.11
Year Built	1998
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	49 Severn River Sr405
Subdivision	Wood
City	Muskoka Lakes
Province	Ontario
Postal Code	Z1Z1Z1

Amenities

Amenities	Marina, Place of Worship
Utilities	Electricity
Features	Southern exposure, Backs on greenbelt, Conservation/green belt, Country residential
Parking	None
View	River view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum - Roughed In, Dishwasher, Dryer, Refrigerator, Stove, Water purifier, Washer, Hood Fan
Heating	Electric Stove
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood
Construction	Wood frame
Foundation	Block

Listing Details

Listing Office Peak Realty Ltd.



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Listing information last updated on October 12th, 2025 at 1:01am EDT