

\$749,900 - 1123 Severn River Road, Gravenhurst

MLS® #40774251

\$749,900

2 Bedroom, 1.00 Bathroom, 832 sqft

Single Family on 0.00 Acres

Morrison, Gravenhurst, Ontario

Discover the perfect balance of quiet retreat and endless adventure at 1123 Severn River Road. Nestled on a peaceful leg of the Severn just off the main channel you'll enjoy calm, sheltered waters ideal for swimming, kayaking, and casting a line, while still having effortless access to the full Trent-Severn Waterway. Set out for a day on Sparrow Lake, or cruise farther to Georgian Bay, Lake Couchiching, or Lake Simcoe all from your own dock. This year-round cottage boasts approximately 105 feet of shoreline, offering an enviable waterfront lifestyle just 20 minutes north of Orillia and about 1.5 hours from the GTA. A rare double boat house, nearly impossible to replicate today, is paired with a one-bedroom boat-house bunkie for a true waterfront experience. A second detached bunkie with two beds and a 2-piece bath gives family and friends a private retreat only steps from the water. The current owners have invested in thoughtful structural, mechanical, and cosmetic upgrades strengthening the shoreline, improving core systems, and creating new outdoor living spaces so you can relax knowing the essential work has been done. With its easy access off HWY 11, this property blends the nostalgia of cottage life with the convenience of modern comfort. Whether you're reeling in your morning catch from the dock, gathering by the fire under the stars, or soaking in peaceful river views with a coffee at sunrise, 1123 Severn River Road is a waterfront haven where every season is one to



Built in 1962

Essential Information

Listing #	40774251
Price	\$749,900
Bedrooms	2
Bathrooms	1.00
Square Footage	832
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1123 Severn River Road
Subdivision	Morrison
City	Gravenhurst
Province	Ontario
Postal Code	P0E1N0

Amenities

Features	Crushed stone driveway, Country residential, Gazebo
Parking Spaces	4
View	River view

Interior

Appliances	Microwave, Refrigerator, Stove
Heating	Baseboard heaters
Cooling	Ductless
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office

Engel & Volkers Barrie Brokerage



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