

# \$789,900 - 5 Severn River 406, Muskoka Lakes (wood (muskoka Lakes))

---

MLS® #X12096521

**\$789,900**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Wood (Muskoka Lakes), Muskoka Lakes  
(wood (muskoka Lakes)), Ontario

**\*\*Water Access\*\*** Get ready for fun and relaxation at your own private hideaway in Severn Falls! This turn key 3-bedroom, 1-bathroom family cottage sits on nearly 5 acres of peaceful wilderness. Experience the serenity of water access only living, boasting over 300ft of water frontage and a personal dock for effortless boating and swimming adventures. No more lengthy boat rides - the town dock is just moments away where you can find restaurants, groceries, and icecream! Plus, there are plenty of trails for exploring nature right in your backyard! Gather around the firepit for marshmallow roasting and stargazing nights under the trees. Step onto the expansive front deck providing the perfect spot to unwind and soak in the surroundings. Don't forget that this cottage is a successful airBnB destination! Currently being rented out between \$425 and \$525 per night. Don't wait to move in this summer and start making unforgettable memories with your family and earning some extra income! (id:6289)



## Essential Information

Listing #	X12096521
Price	\$789,900
Bedrooms	3
Bathrooms	1.00

Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

### Community Information

Address	5 Severn River 406
Subdivision	Wood (Muskoka Lakes)
City	Muskoka Lakes (wood (muskoka Lakes))
Province	Ontario
Postal Code	L0K1E0

### Amenities

Amenities	Marina
Features	Irregular lot size, Carpet Free
Parking	No Garage
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Water Heater, Water Treatment, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Other
Cooling	Wall unit
Fireplace	Yes
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Wood
Lot Description	323 x 622 FT 2 - 4.99 acres
Foundation	Block

### Listing Details

Listing Office	Revel Realty Inc
----------------	------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 12:01am EDT