

# \$3,000,000 - 551 & 565 Cooney Island Road E, Douro-Dummer

---

MLS® #X12166571

**\$3,000,000**

2 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Douro-Dummer, Douro-Dummer, Ontario

Seize this once-in-a-lifetime chance to own a private haven where lifelong memories are made. Welcome to 551 & 565 Cooney Island Road East, set amid the rolling beauty of DouroDummer. This exceptional waterfront estate covers about 23 peaceful acres and includes deeded ownership of the riverbed, a rare privilege that lets you tube, kayak, canoe, or simply unwind beside your private dam. Steeped in history, the property still holds the ruins of its old sawmill and a scenic dam. With the right system, the 10-foot-head dam (rated at roughly 48 horsepower) could generate hydroelectric power, reduce energy costs, and support sustainable off-grid living. The estate offers two distinct homes plus outbuildings: 551CooneyIslandRdE (off 2nd Line of Douro) 2 bedrooms, 3 bathrooms, riverside deck 565 Cooney Island Rd East (Aframe off 3rd Line of Douro) 3+ bedrooms, bathrooms, open-beam interior You'll also find inviting cabins, and an exterior stone wood-fired oven perfect for artisan meals on the patio. A heated workshop with an adjoining bunkie/office overlooks the rapids, sparking endless creativity. For gatherings, a 1,800-sqft event hall extends over the river, an unforgettable setting for weddings, retreats, or celebrations. Privacy and natural beauty abound: extensive river frontage, gentle waterfalls, and a springfed stream meander through the mature forest. Essential services are in place: septic, a drilled



well, high-speed internet, and year-round township-maintained road access, making this estate both comfortable and practical. Don't miss the chance to claim this extraordinary slice of heaven, where history, recreation, and forward-thinking sustainability come together in one unparalleled Douro-Dummer gem. Arrange your private viewing today. (id:6289)

**Essential Information**

Listing #	X12166571
Price	\$3,000,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	551 & 565 Cooney Island Road E
Subdivision	Douro-Dummer
City	Douro-Dummer
Province	Ontario
Postal Code	K0L2S0

**Amenities**

Utilities	Cable, Electricity Available, Telephone
Features	Irregular lot size, Level, Guest Suite, In-Law Suite
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	View, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Dishwasher, Dryer, Two stoves, Two Washers, Two Refrigerators
------------	---

Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	2

## Exterior

Exterior	Stucco
Lot Description	612 x 2400 FT ; lot size irregular
Foundation	Slab, Block

## Listing Details

Listing Office	RE/MAX HALLMARK EASTERN REALTY
----------------	--------------------------------



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 15th, 2025 at 3:01pm EDT