

\$419,000 - 1031 Bea Dale Lane, Gravenhurst (morrison)

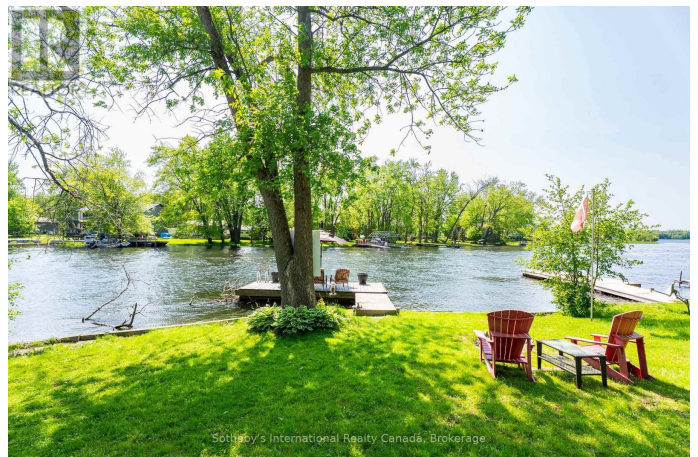
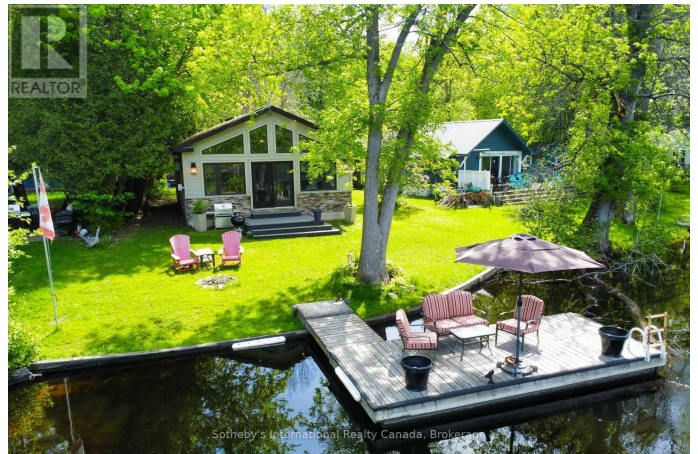
MLS® #X12190764

\$419,000

1 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Morrison, Gravenhurst (morrison), Ontario

Here is your chance to secure a year-round waterfront retreat on the Severn River, right at the mouth of beautiful Sparrow Lake just 1.5 hours from the GTA. This turn-key offering is part of a long-established and secure Parks Canada land lease program, in place for over a century. The monthly lease is approximately \$720, with annual taxes of just \$1,758 making this a rare and affordable opportunity to enjoy waterfront living in Muskoka. Enjoy exclusive use of your own land, waterfront, and private dock without compromise. This fully insulated four-season cottage sits on a municipally maintained road, with garbage and recycling pickup, ensuring year-round ease of access and convenience. The structure is solid and secure, supported by steel beams anchored over 40 feet into the ground, and includes a newer sewage system for added peace of mind. Inside, the bright open-concept layout is flooded with natural light. The main living area offers ample space to relax and entertain, and includes a spacious bedroom and bathroom, convenient laundry, and a well-equipped kitchen with generous counter and cupboard space. A detached garage and a finished Bunkie provide additional sleeping space for guests. Nearby, enjoy access to Lauderdale Marina (gas, LCBO, restaurant, and ice cream) and Bayview Wildwood Resort (restaurant and ice cream), along with year-round activities like boating, fishing, ice fishing, and access to the OFSC trail network. This is your chance to enjoy Muskoka waterfront living without the



price tag of traditional ownership. Just show up and enjoy the rest of the year at the cottage.
(id:6289)

Essential Information

Listing #	X12190764
Price	\$419,000
Bedrooms	1
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Bungalow

Community Information

Address	1031 Bea Dale Lane
Subdivision	Morrison
City	Gravenhurst (morrison)
Province	Ontario
Postal Code	P0E1N0

Amenities

Amenities	Marina
Features	Irregular lot size, Flat site, Carpet Free
Parking Spaces	3
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water Treatment, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Wall unit
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	53 x 106.9 FT under 1/2 acre

Listing Details

Listing Office	Sotheby's International Realty Canada
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