

\$349,900 - 21 Severn River Sr406, Muskoka Lakes (wood (muskoka Lakes))

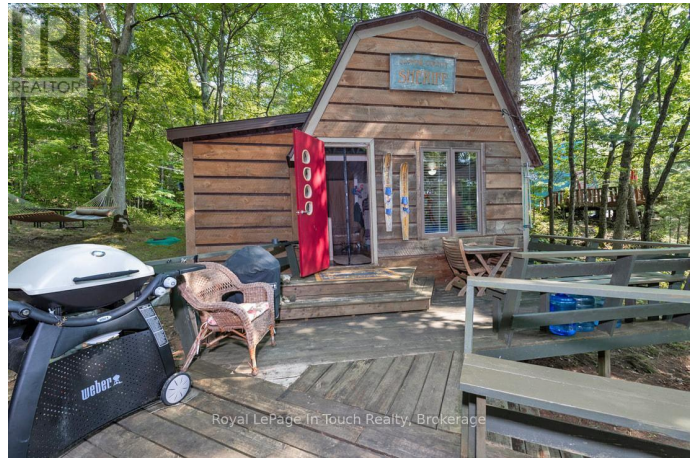
MLS® #X12262151

\$349,900

1 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

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

SEVERN RIVER BOAT ACCESS ONLY 1.5 Acres | 130 Waterfront | Deep, Clean Swimming | Trent-Severn Waterway -Escape to The Serenity of Severn River Shores, Nestled between Lock 43 and 44 on The Renowned Trent-Severn Waterway in Beautiful Muskoka. This Rare 1.5-acre Retreat Offers 130 feet of Pristine Shoreline, Ideal for Swimming, Boating, and Paddleboarding.*** THE DETAILS*** The Property Features a 2-Bed Bunkie Cottage with a 2-Piece Bath & Laundry, a Large Storage Shed, and Multiple Sitting Areas Including a Fire Pit Overlooking The River. Whether you're Lounging in The Sun or Exploring by Boat, The Possibilities are Endless, Paddle to a Nearby Restaurant in under 5 minutes or Venture Out through Big Chute Marine Railway (Lock 44) and Thru Gloucester Pool to Lock 45 @PortSevern into Georgian Bay for an Unforgettable Day Trip.***MORE INFO***The Septic System has been Replaced by The Current Owners 2015, offering Value-Added Convenience. Note: The Main Cottage, has Sustained Catastrophic Roof Damage from Heavy Snow this Past Winter and is Being Sold in As-Is Condition, with NO Warranties. The Footprint is Valuable to Re-Build. Just 1.5 hours from The GTA to The Severn Falls Marina, this is a Unique Opportunity to Own Waterfront in Muskoka and Experience true cottaging in a



Essential Information

Listing #	X12262151
Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	21 Severn River Sr406
Subdivision	Wood (Muskoka Lakes)
City	Muskoka Lakes (wood (muskoka Lakes))
Province	Ontario
Postal Code	L0K1E0

Amenities

Amenities	Golf Nearby, Marina
Utilities	Electricity, Wireless, Electricity Connected
Features	Wooded area, Irregular lot size, Rocky, Lighting
Parking	No Garage
View	View, View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Wood
Lot Description	130 x 519 FT ; 130 x 519 x 695 x 94.36 @GeoWarehouse 1/2 - 1.99 acres
Foundation	Wood/Piers

Listing Details

Listing Office Royal LePage In Touch Realty



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