

\$299,999 - 6 Seagull Lake Road, Parry Sound Remote Area (arnstein)

MLS® #X12266744

\$299,999

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Arnstein, Parry Sound Remote Area (arnstein),
Ontario

Experience the perfect blend of comfort, functionality, and outdoor adventure in this one-of-a-kind 4-bedroom, 2-bathroom home (plus a finished loft), built in 2022. Thoughtfully designed for four-season living, this home has modern features and finishes. As you walk up the stairs to the family area, you are greeted by a bright, open-concept space with stunning wood paneling throughout, including the ceiling, creating a warm and vibrant atmosphere. Large windows flood the home with natural light, offering breathtaking views of the surrounding landscape. Pot lights are installed throughout, adding to the home's modern and cozy ambiance. Each of the four spacious bedrooms boasts large windows, providing ample natural light and scenic views. A spacious heated workshop is fully equipped with a 14,000 lb hoist and air compressor, making it ideal for mechanics, tradespeople, or hobbyists. The home features dual heating options with a 100,000 BTU propane furnace and a wood stove connected to the duct system, plus a tankless hot water system for on-demand efficiency. Storage is abundant with two large garages, currently used for indoor boat storage, and a shed connected to the main building for firewood. Stay connected and secure with a Starlink high-speed satellite internet system and a security camera system, both included in the sale. For relaxation,



unwind in the bonus room with a hot tub or enjoy the outdoor pool and deck. Situated in an unorganized township, this property offers maximum flexibility with fewer building restrictions. Just steps from Seagull Lake and near multiple other lakes, you'll have endless opportunities for boating, fishing, and outdoor recreation. It has a hot tub room with a hot tub and 2 garages for boat storage. Total square footage includes workshop and Garage.

****EXTRAS**** Fridge In WorkShop, Hoist, Air-Compressor, Hot water Tub and it's equipment, Above ground Pool and heating equipment for the pool, Fridge, Stove, washer, dryer (id:6289)

Essential Information

Listing #	X12266744
Price	\$299,999
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	6 Seagull Lake Road
Subdivision	Arnstein
City	Parry Sound Remote Area (arnstein)
Province	Ontario
Postal Code	P0H1A0

Amenities

Utilities	Cable, Electricity, Wireless, Electricity Connected
Features	Level lot, Level, Carpet Free, Gazebo
Parking Spaces	11
Parking	Garage
# of Garages	1

View	View
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Hot Tub, Water Heater - Tankless, Water Heater, Water Treatment
Heating	Propane Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Steel
Lot Description	164.6 x 372.7 FT 1/2 - 1.99 acres
Foundation	Concrete

Listing Details

Listing Office	CENTURY 21 GREEN REALTY INC.
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