

\$249,900 - 2 Severn River Shore, Muskoka Lakes (wood (muskoka Lakes))

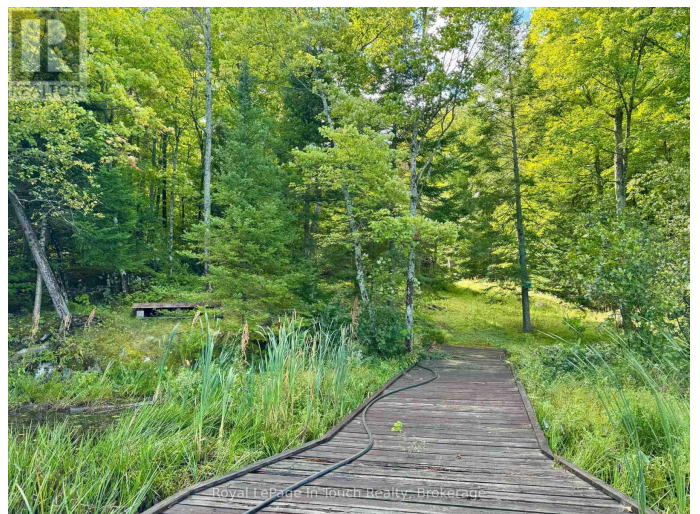
MLS® #X12302782

\$249,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

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

BOAT ACCESS ONLY - Located on the coveted Severn River of the Trent Severn Waterway, this 1.2 acre waterfront property offers incredible potential for those looking to renovate or rebuild. Featuring 141ft of direct waterfront on a quiet bay just off of Lost Channel, this original A-Frame style cottage offers three bedrooms, one bathroom, electric baseboard heating, a septic system & all the peace & quiet you've been longing for with Crown Land behind. Nestled among mature trees in a serene natural setting this property is ideal for nature lovers & boaters - with just two locks to the waters of Georgian Bay, enjoy direct access to miles of boating, fishing & exploring along one of Ontario's most scenic & connected waterways. With some TLC & new piers for the foundation, this cottage can be transformed into your dream getaway - bring your vision & make it yours! Located a short 8 min boat ride from Big Chute Marina. NO ACCESS to the interior of the cottage - the structure has shifted roughly 6ft forward off the piers. Structure is unsafe to enter. Property being sold AS IS, WHERE IS. Dockage fees for the remainder of 2025 have been paid at Big Chute Marina. (id:6289)



Essential Information

Listing #	X12302782
Price	\$249,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Chalet

Community Information

Address	2 Severn River Shore
Subdivision	Wood (Muskoka Lakes)
City	Muskoka Lakes (wood (muskoka Lakes))
Province	Ontario
Postal Code	P0C1M0

Amenities

Amenities	Golf Nearby, Marina, Park, Place of Worship, Ski area
Features	Partially cleared, Waterway, Flat site, Dry
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Electric Baseboard heaters
Cooling	None

Exterior

Exterior	Wood
Lot Description	141 x 355 FT 1/2 - 1.99 acres
Foundation	Concrete, Wood/Piers

Listing Details

Listing Office	Royal LePage In Touch Realty
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Listing information last updated on October 27th, 2025 at 5:31pm EDT