

\$649,900 - 37 Lynberry Drive, Seguin

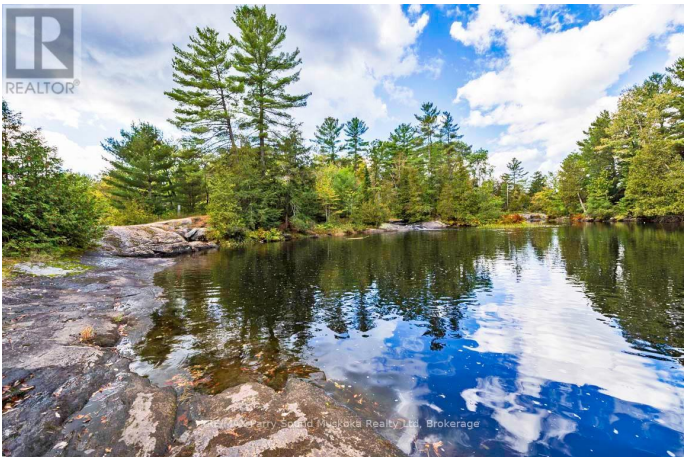
MLS® #X12346505

\$649,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Seguin, Seguin, Ontario

LITTLE SEGUIN RIVER WATERFRONT!
Nestled between Spring fed Star Lake and Mutton Lake, Private swimming area, Launch your boat into Star Lake steps from property, for great canoeing, kayaking, boating for miles, **CHARMING, UPDATED, 3 bedroom cottage** can easily be enjoyed for year round use, Heated line on water system for year round use, New septic system 2025, Radiant hot water heating, Insulated, Double-pane windows, **FINISHED WALK OUT LOWER LEVEL** boasts family room, 3rd bedroom, Large Utility/Laundry room, Private setting in a Desirable Cottage Community, Located just 15 mins south-east of Parry Sound between the villages of Rosseau, Humphrey and Orrville which provide shops, restaurants, Community Centre, summer markets; a variety of conveniences. The area is renowned for great boating, fishing, trails for ATVs and Snowmobiles, Cross country skiing, Enjoy this ultimate getaway as a retreat or year round home! (id:6289)



Essential Information

Listing #	X12346505
Price	\$649,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family

Sub-Type	Freehold
Style	Bungalow

Community Information

Address	37 Lynberry Drive
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P2A2W9

Amenities

Amenities	Golf Nearby, Hospital
Features	Wooded area, Irregular lot size, Flat site
Parking Spaces	8
Parking	No Garage
View	River view, View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Stove, Window Coverings, Refrigerator
Heating	Wood Radiant heat
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood, Vinyl siding
Lot Description	215 x 177 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office	RE/MAX Parry Sound Muskoka Realty Ltd
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