

\$969,000 - 13 Shady Lane, Seguin

MLS® #X12375380

\$969,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Seguin, Seguin, Ontario

Rental/Investment property/3 bedroom waterfront home on desirable Otter Lake, Seguin. Year-round municipal maintained road. Foyer to wipe your sandy toes off entering this charming cottage. Vaulted ceilings, natural light with plenty of windows. Spacious kitchen, good cooking & cupboard space. New laminate flooring. Ceiling fans. 4-piece bathroom with laundry. UV filter. Enclosed porch for extra sleeping/living space. Oil forced air/both cottage & garage. Bell, StarLink & fiber optic available. Your office with a view. Basement for storage. Walk out to the deck with glass railings & breath taking views of the lake. Watch the kids play & swim with good yard space. Open fire pit area. Ease of access to waterfront. New extensive docking system(approx \$100,000)Rippled sand, gentle entry for all ages of people/pets. Deep water. Deck for sitting & dining. Large lake system for all your boating needs.Great swimming & fishing. Spend your days on the water exploring. Kayak/canoe & paddle boarding. An inner lake protected from winds. Long water view & great sun throughout the day. A prime lot on the lake that is rare to come by. Spacious parking area w/double car, insulated & heated garage. Shore road allowance owned. A hop skip & a jump away from the quaint, quiet & full service marina. 4-season fun right from your doorstep. Hiking, ATVing, cross-country skiing, snowmobiling, ice skating and golfing. Close to Parry Sound for shopping, theatre of the arts, kids camps,



hospital, public & high school. Warning! You may not want to leave but it's okay, a quick closing is available! (id:6289)

Essential Information

Listing #	X12375380
Price	\$969,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	13 Shady Lane
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P2A0B2

Amenities

Utilities	Electricity
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2
View	Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Electric Baseboard heaters
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Lot Description 118 x 240.4 FT|1/2 - 1.99 acres
Foundation Block

Listing Details

Listing Office RE/MAX Parry Sound Muskoka Realty Ltd



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