

\$1,049,900 - 41 Sunset Cove Road, Seguin

MLS® #X12406246

\$1,049,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Seguin, Seguin, Ontario

A breathtaking, newly & well built, waterfront home/cottage on quiet Blackwater Lake in the Township of Seguin. Located on a year-round private road to live, work and play the cottage country dream w/ all-season activities from your doorstep. Spacious 2 bedrooms, 2 bathrooms, open concept with no details missed. Hemlock & Flagstone flooring. Ceiling trim poplar. Drywall & pine walls. Quartz seal stone countertop in the kitchen. Large windows bring in plenty of natural light. Vaulted ceilings. Custom window treatments w/ an approximate value \$12,000. A meticulously maintained home/cottage, move-in ready. Leave your tools behind & relax with your family & friends. Attached garage w/ large windows and storage/ loft area. A level property for ease of access to the waterfront w/ sand entry and some deeper water for docking your boat. A great property for kids & pets to walk & play. Spectacular long water view w/ a south exposure, bringing sun all day. Cool off w/ some shade under the gazebo, the front porch or in the air-conditioned home. Sand entry & deeper water for docking. Blackwater Lake is a motorized lake great for fishing, kayaking, canoeing, paddle boarding & water skiing. Septic has a permit serviced yearly. Waterside gazebo for relaxing views & listening to the whispering sounds of "mother-nature". The property has been pinned by a surveyor. Bell 5G wireless. Security system. Generac system for ease of mind. ICF foundation. Propane forced air & air conditioning. Drilled well. Gated



w/ plenty of parking space. Rental income potential. Visit the quaint village of Orville w. a community centre, small amenities/grocery, park & market. 30 min drive to Parry Sound for shopping, hospital, theatre of the arts & schools. 30 min drive to the village of Rosseau. No matter what direction you take, this home base is a home run! (id:6289)

Essential Information

Listing #	X12406246
Price	\$1,049,900
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	41 Sunset Cove Road
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P2A0B2

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Propane Forced air
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Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	83.8 x 178.9 FT 1/2 - 1.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office	RE/MAX Parry Sound Muskoka Realty Ltd
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