

\$949,500 - 23 Brown's Lake Road, Seguin

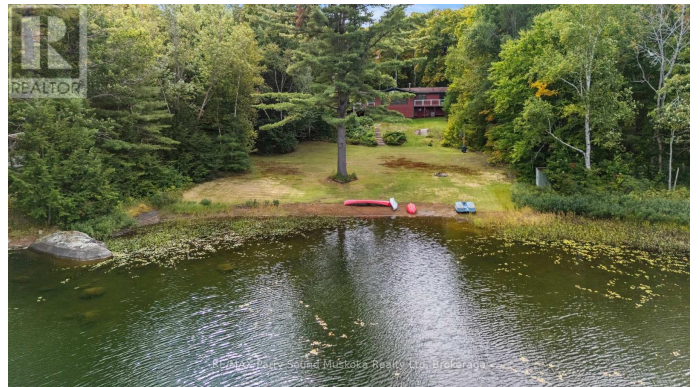
MLS® #X12406947

\$949,500

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Seguin, Seguin, Ontario

Privacy, peace and seclusion. 2.38 acres and 163 feet of waterfront. Shore road allowance owned. A beautiful 3 bedroom 2 bathroom , raised- bungalow waterfront home/cottage on Brown's Lake in the Township of Seguin. Enjoy boating, swimming, fishing, kayaking, canoeing and paddle boarding on this quiet lake. Enjoying your time on the water without the busy boat traffic. A stunning long water view. Plenty of land for kids and pets to play. Gentle access into the water with sand under your toes. A fairly level lot with a gentle slope to the waterfront. great for evening camp fires.Cedar sunroom for evening games and fun while listening to the soothing sounds of mother nature. Separate laundry room. 2 walkouts to deck including the primary bedroom to enjoy your morning coffee. Spacious living room with large picturesque windows bringing in plenty of natural light. Propane forced air heating and air conditioning. Cozy up by the stonewalled wood stove in the Spring, Fall and Winter after a day of ice skating and snowmobiling. Dug well with UV water filter system. Low maintenance vinyl siding. Located on a year round municipal maintained road. All season activities from your doorstep. Generac on demand generator 16kw, Motorized blinds, Detached 24x34 garage for your vehicle and cottage country toys. Foam insulated crawl space, covered rock and block foundation.Rental income potential. Just 10 minutes to the quaint village of Rosseau and



25 minutes to the town of Parry Sound for shopping, hospital, theatre of the arts, schools and much more! A well maintained home/cottage. Move in ready to start living your dream soon! (id:6289)

Essential Information

Listing #	X12406947
Price	\$949,500
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	23 Brown's Lake Road
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P2A2W8

Amenities

Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Freezer, Microwave, Stove, Water Heater, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes

of Stories 1

Exterior

Exterior Vinyl siding
Lot Description 164 x 330.8 FT|2 - 4.99 acres
Foundation Block

Listing Details

Listing Office RE/MAX Parry Sound Muskoka Realty Ltd



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