

\$1,425,000 - 40 & 41 Sunset Cove Road, Seguin

MLS® #X12407952

\$1,425,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Seguin, Seguin, Ontario

The whole cottage country package! 2 properties combined or sold separately w/ 2 separate parcels/pins. Newly & well built, waterfront home/cottage on quiet Blackwater Lake in the Township of Seguin. Also included is an additional 13 acres of privacy with a newly built 32x50 garage/shop w/ 16x50 carport ready for you to build a home or keep as an extra cottage country play ground for you & your family. The garage is heated w/ propane forced air for year round use. 200 amp panel. Located on a year-round private road to live, work & play the cottage country dream w/ all-season activities from your doorstep. The home has 2 spacious bedrooms, 2 bathrooms, open concept w/ no details missed. Hemlock & Flagstone flooring. Quartz seal stone countertop in the kitchen. Large windows bring in plenty of natural light. Vaulted ceilings. Custom window treatments. A meticulously maintained home/cottage, move-in ready. Attached garage w/ large windows & 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. 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, paddle boarding & water skiing. Septic has a permit serviced yearly. Waterside gazebo for relaxing views &



listening to the whispering sounds of "mother-nature". 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/ 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 ru (id:6289)

Essential Information

Listing #	X12407952
Price	\$1,425,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	40 & 41 Sunset Cove Road
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P2A0B6

Amenities

Amenities	Fireplace(s)
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

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

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	1776.8 x 531.1 FT 10 - 24.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office RE/MAX Parry Sound Muskoka Realty Ltd



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