

\$749,900 - 4 Sr406 Severn River, Muskoka Lakes (wood (muskoka Lakes))

MLS® #X12440126

\$749,900

3 Bedroom, 1.00 Bathroom,
Single Family on 266.00 Acres

Wood (Muskoka Lakes), Muskoka Lakes
(wood (muskoka Lakes)), Ontario

WOW! COME CHECK THIS PLACE OUT!
READY TO START LIVING THE DREAM AND
MAKE SUMMERTIME MEMORIES? Looking
for a family getaway that offers a lovely view of
the water from most rooms, a 4 season bright
and cheery waterfront cottage with 3
bedrooms, 3PC bathroom with washer, vaulted
13-foot ceiling in living area, a pellet stove, a
stunning Muskoka Room with windows that
raise up to allow a screened room, loads of
docking space with a Sea-doo lift and a
gazebo right at the water? Features include
cherry finished cupboards, lots of storage
space, built-in dishwasher, a shed, an
outhouse with a flushing toilet, and nothing but
nature all around you on this beautiful treed lot
that is just under 2 acres. Enjoy watching the
boats from all over the world go by on the
Trent system, kids will love the water slide,
and all only a one minute boat ride away to
this lovely WATER ACCESS ONLY cottage,
so not lots of extra travel time to worry about
and extra time to just start enjoying the cottage
right away. This peaceful cottage is located
minutes to downtown Coldwater and right in
the heart of Severn Falls, gas, groceries, and
restaurant 2 minutes away, and the Big Chute
is just down the River. Don't wait! Call today to
book your personal viewing and come check
out this piece of paradise and water access at
its best! (id:6289)



Essential Information

Listing #	X12440126
Price	\$749,900
Bedrooms	3
Bathrooms	1.00
Acres	266.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4 Sr406 Severn River
Subdivision	Wood (Muskoka Lakes)
City	Muskoka Lakes (wood (muskoka Lakes))
Province	Ontario
Postal Code	L0K1E0

Amenities

Amenities	Marina
Utilities	Wireless
Features	Hillside, Wooded area, Rocky, Sloping, Waterway
Parking	No Garage
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Treatment, Water Heater, Dishwasher, Microwave, Satellite Dish, Stove, Washer, Window Coverings, Refrigerator
Heating	Other
Fireplace	Yes
Fireplaces	Pellet

Exterior

Exterior	Vinyl siding
Foundation	Block

Listing Details

Listing Office	Re/Max Georgian Bay Realty Ltd
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