

# \$949,000 - 37 Browns Lake Road, Seguin

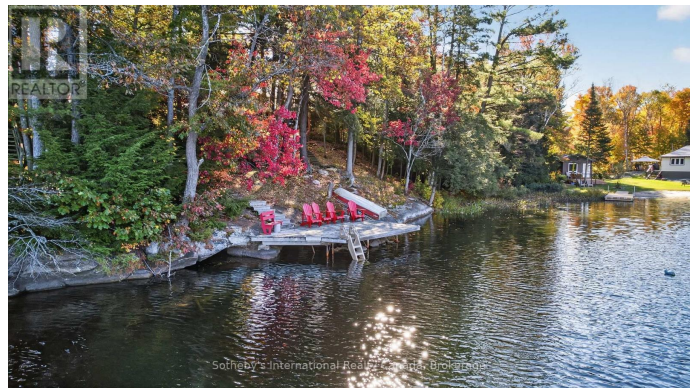
MLS® #X12457549

**\$949,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 163.00 Acres

Seguin, Seguin, Ontario

Discover the quiet beauty of Browns Lake in this inviting 4-season, 3-bedroom, 2-bathroom cottage, perfectly set on a gently sloping lot with a stone path leading to the water's edge. With 163 ft of frontage & nearly an acre of land, this property offers the ideal blend of privacy, natural beauty, & lakeside comfort. Blending timeless design with relaxed cottage living, the fresh exterior & spacious deck invite you to slow down & savour every moment. Inside, the open-concept layout is bright & airy, with expansive windows framing lake and forest views. A cozy propane fireplace creates a warm atmosphere for morning coffee or evenings by the fire. The kitchen flows effortlessly into the dining area & living room, creating a bright, open space ideal for gathering & entertaining. Step into the Muskoka Room, an inviting extension of the living space. The primary suite with private ensuite offers a peaceful retreat, while 2 additional bedrooms provide welcoming accommodations for family & guests. Follow the stone steps to the lake, where deep, clean water invites swimming, paddling, & peaceful reflection. Spend your days exploring the shoreline or soaking in the serenity from your private dock as the seasons unfold around you. The partial basement, with its separate exterior entrance, offers convenient space for laundry & lake essentials, while a storage shed provides additional room for outdoor gear & tools. With year-round municipal access, central air, generator, & carport, this is a true



four-season retreat designed for effortless enjoyment in every chapter of cottage life. A retreat where every season offers a new way to experience life by the lake. (id:6289)

**Essential Information**

Listing #	X12457549
Price	\$949,000
Bedrooms	3
Bathrooms	2.00
Acres	163.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	37 Browns Lake Road
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P2A2W8

**Amenities**

Amenities	Hospital, Fireplace(s)
Utilities	Electricity, Wireless
Features	Open space, Flat site
Parking Spaces	10
Parking	Carport, No Garage
# of Garages	1
View	View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Water Heater, All, Window Coverings
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
# of Stories	1
Basement	Separate entrance

## Exterior

Exterior	Wood
Foundation	Block

## Listing Details

Listing Office      Sotheby's International Realty Canada



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