

\$2,195,000 - 1139 RIVER Lane

Listing ID: 40419549

\$2,195,000

3 Bedrooms, 2 Bathrooms, 0.9 acres

Single Family

1139 RIVER Lane, Severn Bridge, Ontario,
P0E1N0

This tranquil, west facing, waterfront property is truly a piece of heaven! Sparrow lake enjoys access to the historic Trent Severn Canal granting access to the whole world by boat! The large easy access, year round property, has guest accommodation, a double car garage and a dry boathouse. The newly built boat dock extends from the amazing natural Muskoka granite point perfect for campfires. The property is fully equipped with irrigation for lovely landscaping, cedar hedges for privacy and a new impressive cobblestone driveway. Boasting 570' of waterfront, facing a secluded Bay and with a big view across Sparrow Lake itself. The Trent Severn Canal is home to passing boats, about 2 miles into the lake. Watch big and small vessels sail past while listening to the soft sounds of water on the shore line. The Kahshe River meanders near the private River Lane driveway access. Fishing at Sparrow Lake is great and boat travel is unbeatable. This property is situated only 90 mins from the 401 for quick trips to the cottage for the weekend. You will find great spaces for the family with 3 bedrooms, 2 full baths, and tons of comfortable living spaces, a wonderful multi generational property. This property features a large

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Muskoka room, 2 gas fire places, heated stone floors in the walkout basement, central air, a propane and electric furnaces and a huge composite deck. The upper level has warm hardwood floors, solid doors and views from every room. There is a great guest area, and a quiet spot for everyone in the family. Renovations have been designed with future ideas and the conceptual drawings are available. The two storey double garage has lots of storage. Being at the end of this private road makes it exclusive and very quiet! The loons, eagles, beaver, moose, ducks, trumpet swans, geese, fox, blue heron....just to name a few...are all here! All year round enjoyment is found on this oasis in Southern Muskoka! (id:49587)

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Listing Office:Royal LePage Lakes Of Muskoka Realty, Brokerage, Gravenhurst