

# \$729,900 - 22 MILE Island

---

## Listing ID: 40463951

**\$729,900**

3 Bedrooms, 1 Bathrooms, 1.35 acres

Single Family

22 MILE Island, Gravenhurst, Ontario,  
P0E1G0

Ready to unplug and enjoy some lakelife? South Muskoka waterfront properties like this are rarely available in this price range. This wonderfully attractive Morrison Lake cottage is well situated only mins. from your own deeded mainland parking area with dock space and only 90 mins from the 401 but feels worlds away. This South facing sun bathed gem has had many recent upgrades including new front windows, a new steel roof and a beautiful cedar clad facade. Have you ever cringed at a hydro bill? You won't have that problem here, powered by the sun with a brand new state of the art solar setup and newer AGM battery bank, this baby will give you a whole new appreciation for mother nature and what she can provide. Outfitted with an automatic back up generator, utilizing a Sunmar composting toilet and a grey water system with propane on demand hot water, you aren't sacrificing comfort to live off grid. The 3 bedroom, 1 bath cottage is bright, spacious and has amazing views over the lake. The newly built two tier composite front deck is a great place to bask in the sun and enjoy the serene and private surroundings. Offered basically turn key with most furniture and household items included. Competitive Seller financing is

# \$729,900 - 22 MILE Island

---

available for qualified Buyers. (id:49587)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 25/09/2023 10:37:35 AM

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