

# \$995,000 - 764 SOUTH MARY LAKE Road

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## Listing ID: 40468015

**\$995,000**

4 Bedrooms, 2 Bathrooms, 1550

Single Family

764 SOUTH MARY LAKE Road, Port  
Sydney, Ontario, P0B1L0

Muskoka Waterfront in desirable Port Sydney! Year round Cottage/Home. Enjoy starting the day with the morning sunrise out on the covered Veranda while the Muskoka River quietly meanders in your view. Set off for a canoe paddle along the Muskoka River from your own waterfront lot which is across the road and included. Well loved and updated home. Many windows offering beautiful views from every room. Warm Natural Gas Fireplace adds the charm of this cozy home. List of updates and improvements include: Professionally designed Kitchen, New Septic 2020, Windows 2020, Roof Shingle Part 2018, Spray Foam insulate basement 2018, Central Air 2009, Natural Gas Forced Air 2005, Hydro/Electrical 2006 and more. High Speed internet available. The 12x 8 garden Shed is perfect for the snow blower and lawn mower. All this is just a short walk to the Scenic Falls and the Beach and Boat ramp on Mary Lake. Golf, Trails for hiking, Ski Hill near by. Between Huntsville and Bracebridge allows quick access to both towns. This rare offering is a must see to truly appreciate the character and location. Note: There are 2 properties being sold together. Lot on Muskoka River across road: Roll #444205000115000 PIN

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#481211318 LEGAL DESC: LT 40 RCP  
553 STEPHENSON; HUNTSVILLE ; THE  
DISTRICT MUNICIPALITY OF  
MUSKOKA being Sold together. (id:49587)

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