

## Listing ID: 40492268

**\$151,000**

3 Bedrooms, 1 Bathrooms, 624

Single Family

1082 SHAMROCK MARINA Road Unit#  
212, Severn Bridge, Ontario, P0E1N0

Owning a resort cottage is the most affordable way to own a cottage in Muskoka. This nearly new modular home is located in pet friendly Shamrock Bay Resort on the Trent Severn Waterway just a short boat ride to Lake Couchiching or Sparrow Lake. Cottage Life at Shamrock Bay Resort is FUN and EASY. The resort life is close to several towns for all your shopping needs and entertainment and has a long list of amenities that make life at Shamrock Bay so enjoyable. Aside from nice neighbors you can enjoy resort activities and events, a multi sport court including pickle ball, a heated inground pool, marina, boat launch, fishing, paddle boards, kayaks, canoes, motor boat rentals, laundry facilities, welcome center, bon fires, picnic area, playground, beach area, docks, and the list goes on. This 2020 Northlander Clearwater model is like buying new. It has been occasionally used and very well treated. It literally feels like brand new. And, it's still under warranty! With 3 bedrooms and lots of living space, there is ample room for 6 to sleep very comfortably. Enjoy everything Shamrock Bay Resort has to offer or entertain on your huge back deck overlooking the forest. The cottage is truly turn-key. It's tastefully decorated, comes

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fully furnished and is ready to start enjoying. The yearly site lease of \$7500 (\$625/month) includes hydro, water, sewer, garbage, grounds keeping and full resort access. The resort is open for you to enjoy your new cottage from May 1 to October 31 every year. (id:49587)

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Listing Office:Re/Max Professionals North, Brokerage, Gravenhurst