

# \$749,900 - 4037 520 Highway

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## Listing ID: 40521976

**\$749,900**

4 Bedrooms, 2 Bathrooms, 1.15 acres

Single Family

4037 520 Highway, Magnetawan, Ontario,  
P0A1P0

Amazing opportunity for buyers that want a home or cottage at an affordable price, Quality built in 2006, 3+1 bedroom, 2 bathroom sunlit 2200 sq. ft with 9' ceilings on a level lot offering 40 miles of boating. Superior southern exposure with view and dock on Lake Cecebe, just down the road from the quaint village of Magnetawan. The main level boasts open concept living/dining/kitchen with a walk out patio door from the dining area to a large lakeside deck. 3 bedrooms include primary which also enjoys a walkout patio door to the deck. A spacious 4 pc bathroom completes the main level. Full walkout lower level with large family/games room with patio door to lakeside, another room which current owners use as a bedroom, spacious laundry/utility with a sink, and a 3 pc bath. Efficient forced air propane furnace, drilled well, and air conditioning are all bonuses at this price. This property owns 15' access directly in front of their residence and the neighbour to the left has an easement to the lake and share this access. This property has their own dock and the dock to the left that is connected belongs top the neighbours. This is excellent value for a deeded lake access property on this desirable 40 mile boating system. The village of Magnetawan

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is walking distance and is scenic, with their historic locks and dam, parks, waterfalls, museum, hiking trails, beaches, restaurant, stores, school, and other community activities and events. Furnishings negotiable. (id:50245)

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Listing Office:Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville - Centre Street