

\$689,000 - 537 SPRING HILL Road W

Listing ID: 40572910

\$689,000

3 Bedrooms, 2 Bathrooms, 0.48 acres

Single Family

537 SPRING HILL Road W, Burk's Falls,
Ontario, P0A1C0

Love where you live with your full-time home and year-round vacation retreat all in one! Don't miss your chance to see yourself in this charming three bedroom, two bathroom waterfront oasis nestled just outside of the village of Burks Falls on the Magnetawan River, where you have access to 40 miles of boating on the desirable Lake Cecebe and Ahmic Lake 5-lake waterway. This private, year-round turn-key property comes with a galley style kitchen with a gas stove and a large dining room with beautiful views of the river. Also on the main floor is a big, bright primary bedroom with a considerably large bathroom offering ensuite privileges. Sliding glass doors in the living room give access to a huge deck spanning the width of the home as well as wrapping around the side, giving considerable outdoor space for family and friends to gather. A few steps from the front of your home or cottage is just over 100 feet of natural shoreline, where you can visualize the historic steamships that slowly sailed by full of passengers on their way to ports in Magnetawan or Ahmic Harbour. You have a floating dock with the ability to harness 2 boats and an octagon deck overlooking the water, a peaceful area to relax and unwind. The river is a great spot

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for fishing, swimming, boating, kayaking, or canoeing. The vacant land across the river adds to your privacy in this serene setting. Walk along the quiet, private road in the spring and listen to the peepers in the evening or the ducks nesting nearby. There is tons of parking on the recently resurfaced, double wide, gravel driveway - and ample room for a garage if that is something on your checklist. A crawl space under the home or cottage has easy outdoor access and is a great place to store toys or even small boats. This home is an endearing find for everyone and is truly a must see!
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Last Modified: 24/04/2024 03:01:25 PM

Listing Office:Royal LePage Lakes Of Muskoka Realty, Brokerage, Burks Falls