

\$1,895,000 - 6 PHEASANT Drive

Listing ID: 40575533

\$1,895,000

2 Bedrooms, 1 Bathrooms, 2.3 acres

Single Family

6 PHEASANT Drive, Seguin Twp, Ontario,
P2A2W8

Prime opportunity featuring the perfect sunny southwest exposure, a smooth granite shoreline with 164 ft of sparkling waters , 2.3 acres all on the coveted west shoreline of Lake Joseph! Ultimate privacy is assured in this sheltered bay ideal for a family who cherishes paddling, deep water swimming or wading in from the shores. A large portion of the bay, including neighbouring property, is untouched and undeveloped offering wonderful tranquility. Waters' edge , multi generationally loved seasonal cabin and bunkie are connected by a spacious deck and provide dynamite lake views and olde Muskoka simplicity and charm. Although rudimentary, the cottages have been filled with family memories for decades and offer space for family and friends! Main cottage offers 2 bedrooms, a 3 piece bath and open living /dining area. A few steps away the bunkie offers 2 more bedrooms and a den plus lofts & bath. They provide a total of 1099 sq. ft of living space and nestle privately in the pines yet sit a mere few feet from the large sun drenched swim docks! You will love the stone patio and fire pit also near the waters' edge -imagine evenings with Smores and laughter , creating forever memories under the stars! This property provides an ideal redevelopment

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opportunity where a walkout designed cottage would be ideal on this sloping lot, steps away from the established parking area and double garage. There is plenty of forested property on the other side of the roadway that you own and can explore or use for additional building space. Located only 10 minutes from HWY 400 and not far from the charming towns of Rosseau, Bala and Port Carling. which host summer markets, eclectic shopping and undeniably Muskoka's best restaurants. Furnished and ready for immediate enjoyment! (id:50245)

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