

\$1,049,000 - 36 BEAVER Trail

Listing ID: 40576783

\$1,049,000

4 Bedrooms, 3 Bathrooms, 2.26 acres

Single Family

36 BEAVER Trail, McDougall, Ontario,
P2A2W7

Welcome to your exquisite lakefront sanctuary on Long Lake, nestled within an unbelievably private 2.26-acre lot featuring 370 feet of prime shoreline. This beautiful year-round home or cottage offers western exposure, ensuring sun-drenched days and stunning sunset evenings. The property perfectly blends the privacy of dense woods with additional open spaces for gardens, a level waterfront area for bonfires and family fun, and a secluded trail leading to a secondary waterfront spot with a newer dock. The fully furnished home boasts significant upgrades, including a metal roof, triple-glazed windows, and new doors. Its bright, updated kitchen is outfitted with quartz countertops, motion-activated lighting, stainless appliances, and a cozy propane fireplace. The layout features a living room with vaulted ceilings, a family room with a wood stove, and expansive decks overlooking the lake. Additional conveniences include an attached double garage and a spacious workshop/shed, ideal for storing outdoor gear. Located just 15 minutes from Parry Sound's amenities—shops, schools, and hospital—this is a rare find, offering the perfect escape or a full-time residence to cherish for years to come. (id:50245)

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