

# 306 O'HARA POINT Road, Port Severn, Ontario L0K 1S0

Client Full  
Active / Residential

**306 O'HARA POINT Rd Port Severn**

MLS® #: 40298823  
Price: \$3,299,000



## Muskoka/Georgian Bay/Baxter

2 Storey/House



Water Body: **Gloucester Pool**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main		2	1
Second	3	2	

Beds: **3 ( 3 + 0 )**  
 Baths: **4 ( 4 + 0 )**  
 SF Fin Total: **3,369/Other**  
 SF Fin Range: **3001 to 4000**  
 AG Fin SF: **3,369.00/Other**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$8,408/2021**

### Remarks/Directions

**Public Rmks:** **Amazing executive cottage on Gloucester Pool. Expansive southern views with 400 feet of waterfront, great swimming and a sand beach. This 4-season cottage on over 2 acres of landscaped property waits you. Over 3000 square feet of luxury living space with three bedrooms plus den and 4 bathrooms. Custom design and built with vaulted ceilings in the living room, propane furnace, Muskoka room overlooking the lake and an attached double car garage. Level waterfront grass and beach area with a wade in beach, firepit and boat launch and two docks with plenty of room for docking your toys 5+ feet of water for swimming at the end of the dock .Dream kitchen overlooking the lake with stainless steel appliances ,pine cabinetry, granite countertops, and a dining room for 10+ people. In-floor heating in the main cottage with forced air propane heat in the newer addition and supplemental radiant heating upstairs. High speed cable internet. The primary suite features vaulted ceilings and a lavish 4-piece bathroom, and a walk out balcony. Additional bedroom and den upstairs with a 3 piece bath. A three piece powder room on the main floor and a final bedroom with a 3 piece bathroom. Gym area overlooking the scenic forest. Also a complete standby propane generator. system. On a 4-season privately maintained road. Close to schools, grocery stores. boutiques, restaurants and more. Enjoy year round fun with surrounding snowmobile trails, hiking trails skiing ,biking, golf and more. Gloucester pool is part of the Trent Severn waterway which gives you access to the Severn River and Georgian Bay. Bonus!! the property is fully wheelchair accessible with concrete pathways right down to the dock as well as an elevator providing access to the main floor of cottage.**

**Directions:** **HWY 400 TO EXIT 162 TO WHITES FALLS ROAD TO O'HARA POINT ROAD TO 306 SIGN ON PROPERTY**

### Common Elements

Locker:

Balcony:

### Waterfront

Features: **Beach Front, Seawall**  
 Dock Type: **Private Docking**  
 Shoreline: **Deep, Rocky, Sandy, Shallow**  
 Shore Rd Allow: **Owned**  
 Channel Name: **GLOUCESTER**  
 Boat House:  
 Frontage: **400.00**  
 Exposure:  
 Island Y/N: **No**

### Exterior

Construct. Material: **Stone, Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **//**  
 Property Access: **Private Road**  
 Other Structures:  
 Garage & Parking: **Attached Garage//Outside/Surface/Open, Private Drive Triple+ Wide**  
 Parking Spaces: **22**  
 Services: **Cell Service, Electricity**  
 Foundation: **Concrete, ICF**  
 Roof: **Metal Detached**  
 Prop Attached:  
 Apx Age: **6-15 Years**  
 Rd Acc Fee:  
 Winterized: **Fully Winterized**  
 Garage Spaces: **2.0**  
 Water Source: **Lake/River**  
 Water Tmnt: **Sediment Filter, UV System**  
 Sewer: **Septic**  
 Lot Size Area/Units: **/**  
 Acres Range: **2-4.99**  
 Acres Rent:  
 Lot Front (Ft): **400.00**  
 Lot Depth (Ft): **335.41**  
 Lot Shape:  
 Location: **Rural**  
 Lot Irregularities:  
 Land Lse Fee:  
 Area Influences: **Ample Parking, Beach, Golf**  
 Restrictions:  
 Exposure: **South**

### Interior

Interior Feat: **Atrium, Auto Garage Door Remote(s), Bar Fridge, Ceiling Fans, Floor Drains, In-law Capability, Propane Tank, Sewage Pump, Solar Owned, Upgraded Insulation, Ventilation System, Water Heater Owned, Water Purifier, Water Treatment**  
 Security Feat: **Cold Alarm, Smoke Detector(s)**  
 Access Feat: **32" Min Doors, Bath, Bath Grab Bars, Closet Bars 15-48, Elevator, Hallway Width 36"-41", Level Entrance, Level within Dwelling, Modified Bathroom Counter, Modified Kitchen Counter, Open Floor Plan, Parking, Ramped Entrance <= 12", Roll-In Shower, Wheelchair Access**  
 Basement: **Partial Basement**  
 Basement Fin: **Unfinished**  
 Cooling: **Humidity Control**  
 Heating: **Propane**

Fireplace: /Fireplace Insert, Living Room, Propane

Under Contract: None

Inclusions: Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Freezer, Garage Door Opener, Gas Oven/Range, Hot Water Tank Owned, Microwave, Refrigerator, Satellite Dish, Satellite Equipment, Smoke Detector, Stove, Washer, Other

FP Stove Op:

Contract Cost/Mo:

Property Information

Common Elem Fee: No

Legal Desc: PT LT 15 CON 9 BAXTER PT1 35RI5903 AS IN LT 246854; GEORGIAN BAY; THE DISTRICT MUNICIPALITY OF MUSKOKA SUBJECT TO EASEMENT IN GROSS AS IN MT213254

Zoning: SR-1

Assess Val/Year: \$117,000,000/2016

PIN: 480201644

ROLL: 446503002208110

Possession/Date: 60 - 89 Days/

Local Improvements Fee:

Survey: Unknown/

Hold Over Days:


Occupant Type: Owner

Deposit: 5%

Brokerage Information

List Date: 07/27/2022

List Brokerage: ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA

Source Board: 

Source Board: The Lakelands

Prepared By: Sarah Shields, Employee

Date Prepared: 07/27/2022

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\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Sunroom	Main	23' 7" X 9' 9"	7.19 X 2.97	
Living Room	Main	23' 2" X 19' 10"	7.06 X 6.05	
Kitchen	Main	23' 7" X 16' 1"	7.19 X 4.90	
Dining Room	Main	23' 7" X 11' 4"	7.19 X 3.45	
Office	Main	11' 6" X 8' 11"	3.51 X 2.72	
Other	Main	8' 9" X 6' 8"	2.67 X 2.03	
Desc: walk in closet				
Bathroom	Main	4' 0" X 6' 0"	1.22 X 1.83	3-Piece
Other	Main	11' 10" X 10' 0"	3.61 X 3.05	
Desc: mechanical room				
Bathroom	Main	17' 3" X 6' 11"	5.26 X 2.11	3-Piece
Office	Main	17' 3" X 16' 8"	5.26 X 5.08	
Exercise Room	Main	17' 10" X 10' 4"	5.44 X 3.15	
Bedroom	Second	11' 3" X 12' 2"	3.43 X 3.71	
Bedroom	Second	11' 4" X 12' 4"	3.45 X 3.76	
Bathroom	Second	7' 7" X 7' 10"	2.31 X 2.39	3-Piece
Bedroom Primary	Second	13' 11" X 15' 11"	4.24 X 4.85	
Other	Second			
Desc: WALK IN CLOSET				
Primary Ensuite	Second	6' 0" X 10' 0"	1.83 X 3.05	4-Piece
Bathroom				

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