

# 1470 ISLAND 90, Port Severn, Ontario L0K 1S0

Client Full  
**Active / Residential**

**1470 ISLAND 90 Port Severn**

Listing ID: 40549640  
 Price: **\$499,000**



## Muskoka/Georgian Bay/Georgian Bay Cottage/House



Water Body: **Six Mile Lake**  
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **1 (0 + 1)**  
 SF Fin Total: **883**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **883/Owner**  
 DOM: **1**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,468.00/2023**

### Remarks/Directions

Public Rmks: **\*BOAT ACCESS ONLY\* Welcome to your dream waterfront retreat on Six Mile Lake! Nestled on a west-facing island property, this cottage promises breathtaking sunset views from a sun-soaked dock and a serene ambiance. Boasting two bedrooms, a finished bathroom, and a brand-new kitchen with a fridge, every corner has been meticulously renovated. Freshly painted exteriors, a new shingled roof, footings, water piping, and an unused four-bedroom septic system ensure top-notch quality. SRA has been purchased and the variance and design have been approved by the township for cottage expansion. Relish the gentle breeze on the screen porch, explore the 3.4 km walking path on Grand Island, and enjoy unparalleled privacy with 8 acres of Crown land ensuring no direct neighbours to the north. Tucked in a quiet bay, the cottage's views remain undisturbed.**

Directions: **400 to Wawautosa Marina**

### Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**  
 Waterfront Features: **Island**  
 Dock Type: **Private Docking** Boat House:  
 Shoreline: **Mixed** Frontage: **121.00**  
 Shore Rd Allow: **Owned** Exposure: **West**  
 Channel Name: Island Y/N: **Yes**

### Exterior

Construct. Material: **Cedar** Roof: **Asphalt Rolled**  
 Shingles Replaced: **2023** Foundation: **Piers** Prop Attached: **Detached**  
 Year/Desc/Source: **1966/Town Records/Other** Apx Age: **51-99 Years**  
 Property Access: **By Water** Rd Acc Fee:  
 Other Structures: Winterized: **Not Winterized**  
 Garage & Parking: **None** Driveway Spaces: **0.0** Garage Spaces:  
 Parking Spaces: **0** Cell Service, Electricity  
 Services: Water Source: **Lake/River** Water Tmnt:  
 Water Source: **Lake/River** Acres Range: **< 0.5** Sewer: **Septic Approved**  
 Lot Size Area/Units: / Acres Rent:  
 Lot Front (Ft): **121.39** Lot Depth (Ft):  
 Location: **Rural** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Island, Lake Access, Lake/Pond, Quiet Area, Visual Exposure**  
 View: **Bay, Clear, Lake, Water** Retire Com:  
 Topography: **Dry, Rolling, Waterway, Wooded/Treed** Fronting On: **West**  
 Restrictions: **Unknown** Exposure: **West**

### Interior

Interior Feat: **None**  
 Basement: **None** Basement Fin:  
 Cooling: **None**  
 Heating: **None**  
 Inclusions: **None**  
 Electric Age: Plumbing Age: **2023** Furnished:

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **BAXTER CON 15 PT LOT 20 PT SHORE RD ALLOW AND RP 35R26763 PART 1 SRL CP285 SIX MILE LAKE PCL 15895**  
 Zoning: **SR-1** Survey: **Available/**  
 Assess Val/Year: **\$187,000/2023** Hold Over Days:  
 PIN: **480202132** Occupant Type: **Owner**  
 ROLL: **445603000104100**  
 Possession/Date: **Flexible/** Deposit: **5%**

### Brokerage Information

List Date: **03/06/2024**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room/Dining Room</b> Desc: TBD	<b>Main</b>	<b>10' 4" X 23' 11"</b>	<b>3.15 X 7.29</b>	
<b>Bedroom</b> Desc: TBD	<b>Main</b>	<b>13' 0" X 9' 1"</b>	<b>3.96 X 2.77</b>	
<b>Kitchen</b> Desc: TBD	<b>Main</b>	<b>12' 1" X 12' 8"</b>	<b>3.68 X 3.86</b>	
<b>Bathroom</b> Desc: TBD	<b>Main</b>	<b>2' 10" X 7' 1"</b>	<b>0.86 X 2.16</b>	<b>2-Piece</b>
<b>Bedroom</b> Desc: TBD	<b>Main</b>	<b>10' 6" X 16' 5"</b>	<b>3.20 X 5.00</b>	
<b>Porch</b>	<b>Main</b>	<b>11' 4" X 7' 0"</b>	<b>3.45 X 2.13</b>	

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