

176 280 Island, Port Severn, Ontario L0K 1S0

Client Full
Active / Residential

176 280 Il Port Severn

Listing ID: 40583977
Price: **\$699,000**



**Muskoka/Georgian Bay/Georgian Bay
Bungalow/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 (1 + 0)**
SF Fin Total: **806**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **806/Plans**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,003.00/2023**

Remarks/Directions

Public Rmks: **Discover serenity and timeless beauty in this captivating island cottage on Six Mile Lake's peaceful shores. With over 150 feet of pristine waterfrontage and nestled within over half an acre of lush, old-growth forest, this gem presents a tranquil escape. Sleeping 9, this property offers a cozy 2-bedroom, 1-bathroom cottage inviting warmth and charm, featuring a rustic wood fireplace and an additional loft space. Enjoy the essence of Muskoka living in the enclosed Muskoka room or step outside onto your private deck, offering ample seating to soak in the expansive lake views. Accommodate extra guests in the quaint bunkie nestled amidst nature and gather around the fire pit area under a canopy of stars as the night descends. Private docks await for leisurely afternoons of boating or fishing down by the water. Additional conveniences include a handy shed for storage and a classic outhouse. This property perfectly blends quaint cottage charm and natural splendor, promising unforgettable memories with every visit.**

Directions: **Access by Boat from Six Mile Marina**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Island**
Dock Type: **Private Docking** Boat House:
Shoreline: **Clean, Deep, Natural, Rocky, Sandy** Frontage: **153.00**
Shore Rd Allow: **Owned** Exposure: **East**
Channel Name: Island Y/N: **Yes**

Exterior

Exterior Feat: **Deck(s), Landscaped, Privacy** Roof: **Asphalt Shingle**
Construct. Material: **Wood** Prop Attached: **Detached**
Shingles Replaced: Foundation: **Piers** Apx Age: **51-99 Years**
Year/Desc/Source: //
Property Access: **By Water** Rd Acc Fee:
Other Structures: **Shed, Other** Winterized:
Garage & Parking: **None** Garage Spaces: **0.0**
Parking Spaces: **0** Driveway Spaces: **0.0**
Services: **Electricity** Water Tmnt: Sewer: **Septic**
Water Source: **Lake/River** Acres Range: **0.50-1.99**
Lot Size Area/Units: **0.560/Acres** Lot Depth (Ft):
Lot Front (Ft): **153.00** Lot Irregularities:
Location: **Rural** Land Lse Fee:
Area Influences: **Island, Lake/Pond, Landscaped**
View: **Bay, Lake** Retire Com:
Topography: Fronting On: **East**
Restrictions: Exposure: **East**

Interior

Interior Feat: **Sewage Pump, Water Meter** Basement Fin: **Unfinished**
Basement: **None**
Laundry Feat: **None**
Cooling: **None**
Heating: **Baseboard, Electric, Wood, Woodstove** FP Stove Op: **Yes**
Fireplace: **1/Wood, Wood Stove**
Inclusions: **Refrigerator, Stove**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PCL 11406 SEC MUSKOKA; PT LT 21 CON 11 BAXTER; PT RDAL IN FRONT OF LOT 21 CON 11 BAXTER AS IN PM3353; GEORGIAN BAY; THE DISTRICT MUNICIPALITY OF MUSKOKA.** Survey: **None/**
Zoning: **SR6** Hold Over Days:
Assess Val/Year: **\$255,000/2023** Occupant Type: **Owner**
PIN: **480201541**
ROLL: **446503000204600**

Possession/Date: **Flexible/**

Deposit: **5%**

Brokerage Information

List Date: **05/10/2024**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)



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Source Board: The Lakelands Association of REALTORS®

Prepared By: Jeffrey Braun, Salesperson

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