

125 BONNEVILLE RD, Port Severn, Ontario L0K 1S0

Client Full
Active / Residential

125 BONNEVILLE RD Port Severn

Listing ID: 40594612

Price: **\$1,588,000**

Muskoka/Georgian Bay/Baxter 1.5 Storey/House



Water Body: **Little Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	1	1	
Main	2	1	1

Beds (AG+BG): **3 (2 + 1)**
Baths (F+H): **2 (1 + 1)**
SF Fin Total: **2,300**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,420/Plans**
BG Fin SF: **880/Plans**
DOM: **1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,221.00/2023**

Remarks/Directions

Public Rmks: **Discover your perfect waterfront retreat with this updated 3-bedroom, 2-bathroom home on a 1+ acre peninsula with over 200 feet of shoreline. Located on Little Lake with direct access to Georgian Bay via the Trent Severn Waterway, this cottage features flat terrain, Canadian Shield outcrops, and a gentle slope to the water, making it safe for children to play. Recent updates include new windows, siding, bathrooms, and a modern kitchen. The property also has a detached garage with a loft for extra storage or a workspace. Just 1.5 hours north of Toronto and 5 minutes from Hwy 400, this home offers both tranquility and convenience.**

Directions: **Lone Pine to Bonneville Rd (#125)**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Trent System**
Dock Type: **Private Docking**
Shoreline:
Shore Rd Allow: **None**
Channel Name:
Boat House:
Frontage: **223.00**
Exposure:
Island Y/N: **No**

Exterior

Exterior Feat: **Built-In BBQ, Deck(s), Hot Tub**
Construct. Material: **Vinyl Siding** Foundation: **Concrete Block** Roof: **Asphalt Shingle**
Shingles Replaced:
Year/Desc/Source: **1977//Other** Prop Attached: **Detached**
Property Access: **Municipal Road** Rd Acc Fee: **31-50 Years**
Other Structures: **Shed** Winterized:
Garage & Parking: **Detached Garage//Private Drive Single Wide//Gravel Driveway**
Parking Spaces: **8** Driveway Spaces: **6.0** Garage Spaces: **2.0**
Parking Level/Unit: Parking Assigned: Licen Dwelling: **No**
Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone, Telephone Available**
Water Source: **Drilled Well** Water Tmnt: Sewer: **Septic**
Lot Size Area/Units: **1.460/Acres** Acres Range: **0.50-1.99** Acres Rent:
Lot Front (Ft): **223.00** Lot Depth (Ft): Lot Shape:
Location: **Rural** Lot Irregularities: Land Lse Fee:
Area Influences: **Campground, Golf, Highway Access, Hospital, Lake/Pond, Library, Marina, Place of Worship, Rec./Community Centre, Schools**
View: **Bay** Retire Com: **No**
Topography: Fronting On: **East**
Restrictions: **None** Exposure: **East**

Interior

Interior Feat: **Hot Tub, Propane Tank, Water Heater Owned, Wet Bar**
Security Feat: **None**
Basement: **Partial Basement** Basement Fin: **Partially Finished**
Laundry Feat: **In Basement, Lower Level**
Cooling: **Central Air**
Heating: **Fireplace-Wood, Forced Air-Propane**
Fireplace: **/Wood** FP Stove Op:
Under Contract: **None** Contract Cost/Mo:
Lease to Own: **None**
Inclusions: **Dishwasher, Dryer, Hot Tub, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer**
Furnace Age: Tank Age: UFFI: **No**

Property Information


Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PCL 1-1 SEC M504; LT 1 PL M504 BAXTER; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
Zoning: **SR1** Survey: **None/**
Assess Val/Year: **\$410,000/2024** Hold Over Days:
PIN: **480180001** Occupant Type: **Owner**

ROLL: **446503001504400**
Possession/Date: **30 - 59 Days/**

Deposit: **5%**

Brokerage Information

List Date: **05/24/2024**

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: Myan Mclean, Employee

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