

Property Client Full

2065 Burrows Island, Severn, Ontario L0K 1S0

Listing

**2065 Burrows Islnd Severn**

**Active / Residential Freehold / Detached**

MLS®#: S13035442

List Price: **\$449,000**

**New Listing**

**Simcoe/Severn/Rural Severn**



Tax Amt/Yr:	<b>\$3,198.00/2026</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM	<b>0</b>
Legal Desc:	<b>LT 6, PL 770 MATCHEDAS ; SEVERN</b>		
Style:	<b>1 1/2 Storey</b>	Rooms Rooms+:	<b>7+0</b>
Fractional Ownership:		BR BR+:	<b>3(3+0)</b>
Assignment:		Baths (F+H):	<b>1(1+0)</b>
Link:	<b>No</b>	SF Range:	<b>1100-1500</b>
Stores:	<b>1.5</b>	SF Source:	<b>Owner</b>
Lot Irreg:		Lot Acres:	<b>0.50 - 1.99</b>
Lot Front:	<b>185.00</b>	Fronting On:	<b>N</b>
Lot Depth:	<b>419.00</b>	Builder Name:	
Lot Size Code:	<b>Feet</b>		
Zoning:	<b>SR3</b>		
Dir/Cross St:	<b>Island</b>		

PIN #:	<b>740640554</b>	ARN #:	<b>435105000398209</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>180</b>			Survey Year/Type:	<b>Unknown</b>
Possession:	<b>Immediate</b>	Possession Date:			

Kitch Kitch +	<b>1 (1+0)</b>	Exterior:	<b>Wood</b>	Utilities:	<b>Hydro</b>
Fam Rm:	<b>No</b>	Garage:	<b>No</b>	Water:	<b>Other</b>
Basement:	<b>/None</b>	Gar/Gar Spcs:	<b>None/0.0</b>	Water Supply Type:	<b>Lake/River</b>
Fireplace/Stv:	<b>No</b>	Drive Pk Spcs:	<b>0.00</b>	Water Meter:	
Interior Feat:	<b>Water Heater Owned</b>	Tot Pk Spcs:	<b>0.00</b>	Waterfront Feat:	<b>Boat Lift, Dock, Stairs to Waterfront, Trent System</b>
Parking Feat:	<b>None</b>	Pool:	<b>None</b>	Waterfront Struc:	<b>Not Applicable</b>
Heat Source:	<b>Other</b>	Room Size:		Well Capacity:	
A/C:	<b>/None</b>	Rural Services:	<b>Cell Services, Electrical, Internet High Speed</b>	Well Depth:	
Central Vac:	<b>No</b>	Security Feat:		Sewers:	<b>Septic</b>
Apx Age:	<b>51-99</b>			Special Desig:	<b>Unknown</b>
Laundry Lev:	<b>Upper</b>			Farm Features:	
Property Feat:	<b>Clear View, Golf, Marina, Park, Skiing, Waterfront Deck, Fishing, Privacy, Seasonal Living</b>			Winterized:	<b>No</b>
Exterior Feat:					
Roof:	<b>Metal</b>				
Foundation:	<b>Piers</b>				
Topography:	<b>Dry, Hillside, Wooded/Treed</b>				
Soil Type:					
Alternate Power:	<b>None</b>				
Water Name:	<b>Gloucester Pool</b>	Waterfront:	<b>Direct</b>	Island YN:	<b>Yes</b>
Waterfront Y/N:	<b>Yes</b>	Easements/Restr:	<b>Unknown</b>		
Water Struct:	<b>Not Applicable</b>	Dev Charges Paid:		HST App To SP:	<b>Not Subject to HST</b>
Water Features:	<b>Boat Lift, Dock, Stairs to Waterfront, Trent System</b>				
Under Contract:					
Access To Property:	<b>Marina Docking, Water Only, By Water</b>				
Shoreline:	<b>Deep, Rocky</b>	Shoreline Exposure:	<b>North West</b>		
Shoreline Road Allowance:	<b>None</b>				
Docking Type:	<b>Public, Private</b>	Water View:	<b>Direct</b>	Channel Name:	
View:	<b>Forest, Lake</b>	Lot Shape:	<b>Irregular</b>	Lot Size Source:	<b>GeoWarehouse</b>

**Remarks/Directions**

Client Rmks: **BOAT ACCESS - Welcome to 2065 Burrows Island on sought-after Gloucester Pool. This water-access-only cottage is a short 10 minute boat ride & true piece of history, originally built in 1955. Perched atop a stunning rock cliff, the property spans 1.77 acres with 185 feet of waterfront, offering incredible views across the main bay & unforgettable sunsets. The 1,100 sq ft, three-season cottage features four bedrooms, a 3-piece bathroom, & a bright open-concept living/dining area, & kitchen with a walkout to the deck-perfect for soaking in the natural surroundings. A durable metal roof adds to its lasting appeal. Recent updates include an oversized septic system (approximately 8 years old) & new steel pile footings under the dock, providing peace of mind for years to come. The deep water off the dock is ideal for swimming, diving, & carefree cannonballs. Gloucester Pool is a full-service lake offering gas access & multiple waterfront dining options. As part of the Trent-Severn Waterway, it provides convenient access to Georgian Bay with just one lock & is home to the famous Big Chute Marine Railway. Whether you're looking to update/renovate & make it your own or enjoy it just as it is, this is a rare opportunity to create lasting lakeside memories-just in time for summer 2026. Located only 1.5 hours from the GTA.**

Inclusions: **Furniture, manual boat lift at dock, washing machine, stove, fridge, tin boat on dock w/6hp motor, tin boat on point w/motor (boat has leak and motor currently does not run) \* Tin Boats and Motors in as in condition\* Available for purchase by separate cheque: 2007 17ft Glastron Bowrider w/90HP motor**

## Rooms

**MLS®#: S13035442**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Living Room</b>	<b>Main</b>	<b>6.01 M X 4.08 M</b>	<b>19.71 Ft x 13.38 Ft</b>		<b>Combined w/Dining</b>
<b>Kitchen</b>	<b>Main</b>	<b>2.82 M X 4.08 M</b>	<b>9.25 Ft x 13.38 Ft</b>		
<b>Primary Bedroom</b>	<b>Main</b>	<b>2.81 M X 3.45 M</b>	<b>9.21 Ft x 11.31 Ft</b>		
<b>Laundry</b>	<b>Main</b>	<b>1.85 M X 2.55 M</b>	<b>6.06 Ft x 8.36 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.91 M X 2.55 M</b>	<b>9.54 Ft x 8.36 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.98 M X 2.55 M</b>	<b>9.77 Ft x 8.36 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.82 M X 3.45 M</b>	<b>9.25 Ft x 11.31 Ft</b>		
<b>Bathroom</b>				<b>3</b>	

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