

Property Client Full

2517 Southwood Road, Gravenhurst, Ontario P0E 1G0

Listing

2517 Southwood Rd Gravenhurst

Active / Residential Freehold / Detached

MLS®#: **X13171676**

List Price: **\$2,175,000**

New Listing

Muskoka/Gravenhurst/Morrison



Tax Amt/Yr: \$5,320.00/2026	Transaction: Sale	
SPIS: No	DOM: 0/0	
Legal Desc: See schedule B		
<hr/>		
Style: 2 Storey	Rooms Rooms+: 9+0	
Fractional Ownership:	BR BR+: 4(4+0)	
Assignment:	Baths (F+H): 4(3+1)	
Link: No	SF Range: 5000+	
Storeys: 2.0	SF Source: Plans	
Lot Irreg:	Lot Acres: 25 - 49.99	
Lot Front: 363.32	Fronting On: N	
Lot Depth: 3,309.04	Builder Name:	
Lot Size Code: Feet		
Zoning: RU		
Dir/Cross St: Sopher's Landing + SW		

PIN #: 480400495	ARN #: 440203001508800	Contact After Exp: No
Holdover: 90		Survey Year/Type: Available
Possession: TBA	Possession Date:	

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Wood	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone Available
Basement: Yes/Full, Unfinished	Garage: Yes	Water: Well Water Supply Type: Drilled Well, Sediment Filter
Fireplace/Stv: Yes	Gar/Gar Spcs: Attached Garage/5.0	
Fireplace Feat: Family Room, Propane, Wood	Drive Pk Spcs: 6.00	Water Delivery Feat: UV System
Interior Feat: Auto Garage Door Remote, Bar Fridge, On Demand Water Heater, Built-In Oven, Primary Bedroom - Main Floor, Propane Tank, Sump Pump, Water Treatment	Tot Pk Spcs: 10.00	Waterfront Feat:
	UFFI: No	Waterfront Struc:
	Pool: None	Well Capacity:
	Room Size:	Well Depth:
	Rural Services: Electrical, Garbage Pickup, Internet High Speed	Sewers: Septic
	Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Special Desig:
Parking Feat: Front Yard Parking, Private		Farm Features:
Heat: Forced Air		Winterized:
Heat Source: Propane		
A/C: Yes/Central Air		
Central Vac: No		
Elevator: No/		
Laundry Lev: Upper		
Property Feat: Part Cleared, River/Stream, Rolling, Wooded/Treed		
Exterior Feat: Porch, Privacy, Year Round Living		
Roof: Metal, Shingles		
Foundation: Concrete, Poured Concrete, Slab		
Topography: Dry, Flat		
Soil Type:		
Waterfront Y/N: No	Waterfront: None	Island YN:
Water Struct:	Easements/Restr:	
Under Contract: Propane Tank	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Public Road, Yr Rnd Municipal Rd		

Remarks/Directions

Client Rmks: **Situated on a private 34.86-acre lot, this spacious 2-storey home offers the perfect blend of comfort, functionality, and privacy. Featuring 4 bedrooms and 4 bathrooms, the property provides plenty of space both inside and out to suit a variety of lifestyles. The home features large living areas, high ceilings, and an open, airy layout with plenty of natural light throughout. Heated floors run throughout the home as well as the shop and garage spaces, adding year-round comfort and efficiency. Step outside to a large back deck that's perfect for BBQs, entertaining guests, family events, or simply relaxing and taking in the peaceful surroundings. For vehicles, storage, or workshop space, the property includes both an attached and detached garage with a combined total of 5 indoor parking spaces, plus a large driveway with room for 10+ vehicles. Above the detached garage, you'll find additional living quarters offering added flexibility and convenience. Backing onto over 100 acres of adjacent town-owned land, the property offers exceptional privacy with virtually no nearby neighbours. Conveniently located just 10 minutes from Highway 11, this property provides easy access to Gravenhurst, Washago, and Orillia while still offering the quiet and privacy of country living. With expansive acreage, versatile space, and a highly desirable location, this property is a rare opportunity to enjoy the best of rural living while remaining close to everyday amenities.**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	6.98 M X 10.67 M	22.90 Ft x 35.00 Ft		
Dining Room	Main	5.26 M X 3 M	17.25 Ft x 9.84 Ft		
Kitchen	Main	4.06 M X 6.58 M	13.32 Ft x 21.58 Ft		
Pantry	Main	1.42 M X 1.91 M	4.65 Ft x 6.26 Ft		
Primary Bedroom	Main	3.91 M X 5.28 M	12.82 Ft x 17.32 Ft		4 Pc Ensuite
Bedroom	Second	3.73 M X 4.93 M	12.23 Ft x 16.17 Ft		
Laundry	Second	2.41 M X 2.21 M	7.90 Ft x 7.25 Ft		
Other	Second	6.93 M X 5.13 M	22.73 Ft x 16.83 Ft		
Family Room	Second	7.21 M X 9.68 M	23.65 Ft x 31.75 Ft		
Bathroom				4	
Bathroom				4	
Bathroom				5	
Bathroom				2	

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