

MUSKOKA ISLAND RETREAT

PROPERTY FEATURES



Secluded property for sale by owner on Eilean Gowan Island/Lake Muskoka with 4 adjacent lots. This rare find features a detached ranch style 4 bedroom Pan-Abode cottage with 3 bunkies for additional sleeping.

\$2,395,0000

FOR SALE BY OWNER. AGENTS PROTECTED.

PROPERTY SPECIFICATIONS:

Address: 380 Eilean Gowan Island (Lots L, 96, 97 & 98)
Lot size: 3.75 acres
Waterfront: 883 ft
Zoning: RR
Access: By boat
Dock: 10' x 59'
Deck: 28' x 19'
Building: Exterior of cottage - Wood (Cedar)



MAIN COTTAGE: PAN-ABODE

Size: 1,400 sq. ft
Foyer: 7'11" x 11'5"
Kitchen: 9'2" x 11'4"
Living: 22' x 14'
Dining: 14' x 25'4"
Bedroom 1: 11'5" x 7'10"
Bedroom 2: 11'4" x 7'11"
Bedroom 3: 8'3" x 9'2"
Bedroom 4: 11'4" x 8'
Bathroom: 1
Peaked ceiling height: at maximum - 8'9"

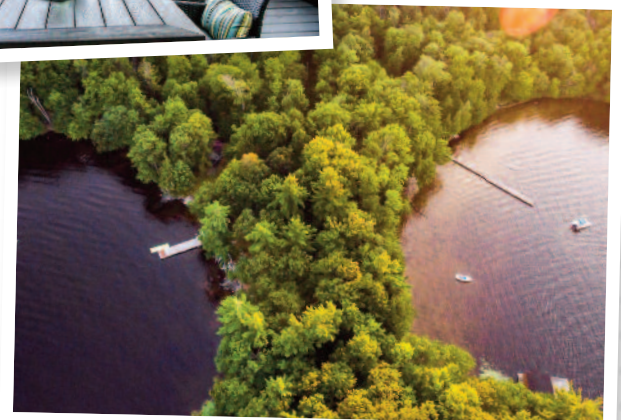


BUNKIES:

Bunkie #1: Queen bed plus sleeping loft
- includes 2 piece bathroom & washing machine
Bunkie #2: Queen bed
Bunkie #3: Queen bed plus twin loft bed
Bathroom: 1 in bunkie #1 & an outhouse

UTILITIES:

Property taxes: \$11,060
Sewer: Septic tank
Water: Electric water pump (draws lake water)
+ UV filtration system on the water line
Heat: Baseboard heaters





PROPERTY FEATURES:

Rare gem in the Muskokas, located on the east side of the island featuring beautiful sunrises inside a semi-private bay with both beach and dock access. Uniquely private property, no neighbours in sight, family compound potential, wooded area, natural forest, hiking trails, sand beach, natural stone path, breathtaking lake views with expansive shoreline, newly updated cottage, exterior of main cottage/bunkies/deck - freshly painted, a screened in gazebo on the edge of the water, a short boat ride to the property as well as 10 minutes away from exclusive destinations such as Millionaire's Row, Beaumaris, Touchstone and Taboo Resort, closest marina a 10 minute drive to town with access to an abundance of amenities.

INCLUDES: 2 full size refrigerators, 1 electric stove, 1 washing machine, all elfs and window coverings, wood stove, UV water filtration system, electric water pump and water heater

BOOK YOUR SHOWING TODAY!

Jeannie McMurtry

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