



**Susan Brown**  
Phone: (705) 788-4176  
Mobile:  
Fax:  
Email: susanbrown@vianet.ca

**Chestnut Park Real Estate Limited, Brokerage**  
32 Florence Street East  
Huntsville, ON  
M4T 1X3

1407 South Ril Lake Road, Baysville, Ontario, P0A 1A0, Canada

MLS®# 40435728



|                |                              |
|----------------|------------------------------|
| Property Value | \$1,259,000                  |
| Type           | House                        |
| Basement       | Partial (Partially finished) |
| Parking        | Attached Garage              |
| Living Area    | 1,510 sq.ft.                 |
| Lot Frontage   | 146 ft                       |
| Lot Size Area  | 0.61 ac 1/2 - 1.99 acres     |
| Bedrooms       | 3                            |
| Bathrooms      | 2 full                       |

## Description

Sunset exposure on popular and peaceful Ril Lake, just over 2 hours to the GTA. 126 ft of lake frontage owning right to the clean shoreline. Sandy, shallow to deeper water, docking system, great for all ages. Private .61 acre setting, level lot, year round municipal road and just ten minutes to shopping and dining in Baysville, or 40 minutes to the larger towns of Bracebridge or Huntsville for full amenities. This fully winterized year round home/cottage has just been freshly decorated with new bathroom and kitchen fixtures, new dishwasher, new laminate flooring on stairs and upper level, many new light fixtures. Most rooms have been freshly painted with colours from today's palette. Shows very well with a modernized retro vibe. Beautiful view from the living room to the lake as soon as you enter the cottage. Fully winterized and ready to enjoy! Both an attached and detached garage/workshop for extra boat storage. A sweet little bunkie for guests completes the package. Bunkie measures 14'6 x 14'6. Detached garage has two sections: one section measures 26' x 20' and the other section measures 28' x 17'. Lots of storage room. (id:2469)









