

\$794,000 - 682 Stephenson Road 2 Road E, Port Sydney

MLS® #40742660

\$794,000

5 Bedroom, 2.00 Bathroom, 2,222 sqft

Single Family on 1.11 Acres

Stephenson, Port Sydney, Ontario

Fully renovated in 2021/22, this raised bungalow on a 1.1-acre lot offers excellent investment potential in a much sought-after pocket of Muskoka, just minutes from Port Sydney & Mary Lake. With 1,100 sq ft on each level and a partial second kitchen already in place, the layout lends itself well to multi-generational living, a future legal in-law suite, or dual-income rental. The lower level can easily be converted to a separate unit with minimal changes -ideal for investors, retirees seeking supplemental income or families looking to offset mortgage costs. Major upgrades include new shingles (house and garage), new windows, quartz countertops, stainless steel appliances, a new propane forced-air furnace, central air, owned hot water tank, and 200 amp electrical service. The oversized 20' x 44' insulated garage includes a new 60 amp panel and offers excellent potential for storage, workshop use, hobby space or even a future garden suite. High-speed fibre optic internet makes working from home fast and reliable. Located on a quiet country road in a family-friendly area, the home is on a school bus route and just 5 minutes from Port Sydney Beach and the scenic Muskoka River chute -local favorites for swimming, kayaking, and nature walks. The partially cleared lot offers space to expand outdoor living, create trails or simply enjoy the peace and privacy of rural life. 7 mins to Port Sydney & associated schools. 15 minutes to Huntsville or Bracebridge for shopping, dining,



healthcare/hospitals and other essential services. A solid investment and flexible living opportunity for families, remote workers or retirees. This turn-key property combines modern updates, income potential and Muskoka's signature lifestyle, an increasingly rare combination. Affordable, move-in ready and bursting with opportunity. Don't miss out on the opportunity to make this Muskoka gem your very own! View the slideshow & walk through tour below and then book your showing today! (id:6289)

Built in 1991

Essential Information

Listing #	40742660
Price	\$794,000
Bedrooms	5
Bathrooms	2.00
Square Footage	2,222
Acres	1.11
Year Built	1991
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	682 Stephenson Road 2 Road E
Subdivision	Stephenson
City	Port Sydney
Province	Ontario
Postal Code	P0B1L0

Amenities

Amenities	Beach, Golf Nearby
Utilities	Electricity
Features	Southern exposure, Country residential, Sump Pump, In-Law Suite
Parking Spaces	8
Parking	Detached Garage

of Garages 1

Interior

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove, Water purifier, Washer

Heating Propane Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

Fireplaces Propane

of Stories 1

Has Basement Yes

Exterior

Exterior Vinyl siding, Wood

Construction Wood frame

Foundation Block

Listing Details

Listing Office One Percent Realty Ltd. Brokerage



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