

# **\$350,000 - 1481 Beaver Road, Georgina Islands (georgina Island)**

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MLS® #N12331784

**\$350,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Georgina Island, Georgina Islands (georgina Island), Ontario

**5 REASONS YOU'LL LOVE THIS HOME! 1) THE PICTURESQUE PROPERTY** - This charming cottage features a spacious, well-kept yard, perfect for outdoor fun and relaxation. Enjoy the large deck for al fresco dining or quiet mornings with lake views. Waterfront access includes a marine railroad and Sea-Doo lift for effortless launching of your watercraft. A convenient storage shed completes the outdoor setup. **2) THE PRIMARY RETREAT** - Upstairs, the bright and airy primary retreat features two skylights that fill the space with natural light. Sliding doors open to a Juliette balcony, offering peaceful lake views perfect for enjoying the serene surroundings from sunrise to starlit nights. **3) THE AFFORDABLE WATERFRONT LIVING** - Part of a land lease community, you own the cottage and pay an annual lease for the land, making this a rare and affordable chance to enjoy waterfront living without the high cost of land ownership. Experience the magic of cottage life at a fraction of the usual price. **4) THE ISLAND LIFESTYLE** - Located on Georgina Island, just a 20-minute boat ride from the mainland, this cottage offers true island living. Explore scenic trails, relax on beautiful beaches, and enjoy local shops and culture in a peaceful lakeside setting a perfect retreat away from city life. **5) THE COMFORTABLE ACCOMMODATIONS** - With



two additional bedrooms, this inviting cottage comfortably sleeps up to 13 people! Its ideal for families or groups seeking laughter-filled sleepovers and unforgettable lakefront memories. EXTRAS - New Roof 2025 with 50 year transferable warranty, Hydro ~\$83.30/mo, Land Lease \$6,000/yr. Lease is up for renewal in 2030. (id:6289)

Essential Information

Listing #	N12331784
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land

Community Information

Address	1481 Beaver Road
Subdivision	Georgina Island
City	Georgina Islands (georgina Island)
Province	Ontario
Postal Code	L0E1R0

Amenities

Amenities	Beach, Marina
Utilities	Electricity
Features	Wooded area, Level, Guest Suite
Parking Spaces	4
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Water purifier, Water Treatment, Water softener, All, Furniture, Water Heater, Window Coverings
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Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet
# of Stories	2

## Exterior

Exterior	Vinyl siding
Lot Description	55.3 x 160 FT ; Slight Pie under 1/2 acre
Foundation	Slab, Brick

## Listing Details

Listing Office	COLDWELL BANKER ELECTRIC REALTY
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