

\$425,000 - Lot 2 Delta Road, Severn

MLS® #S12146865

\$425,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Rural Severn, Severn, Ontario

A rare chance to enjoy the best of Muskoka with half the drive! Located on Sparrow Lake, just 1.5 hours north of Toronto, this waterfront lot is at the gateway to Muskoka, on the border between the Township of Severn and the District of Muskoka. This offers the benefit of lower property taxes. Welcome to Lot 1 (or) Lot 2 on Delta Road, situated on the serene waters of Deep Bay. Sparrow Lake is part of the Trent-Severn Waterway connecting Lake Ontario to Lake Huron. Lot 1: 4.5 acres with approximately 200 feet of south-facing water frontage. (Lot 2: 2.75 acres with approximately 200 feet of south-facing water frontage) This lot has a completed Environmental Impact Study, facilitating site selection and building permits. Positioned at the far western end of Deep Bay, this promises minimal boat traffic and maximum tranquility. This parcel can be purchased separately or together with Lot (1)(MLS# 40605276) offering a rare chance to create a large and secluded family retreat. Proximity to marinas, resorts, and dining, combined with the natural beauty and privacy, make this property a hidden gem just a short drive from Toronto. (id:6289)



Essential Information

Listing #	S12146865
Price	\$425,000
Bathrooms	0.00

Acres	0.00
Type	Vacant Land

Community Information

Address	Lot 2 Delta Road
Subdivision	Rural Severn
City	Severn
Province	Ontario
Postal Code	L0K2B0

Amenities

Utilities	Electricity
Features	Irregular lot size
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Lot Description	60 x 224 M 2 - 4.99 acres
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Listing Details

Listing Office	RE/MAX HALLMARK CHAY REALTY
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