

\$615,000 - 3297 Muskoka Street, Severn (washago)

MLS® #S12342930

\$615,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Washago, Severn (washago), Ontario

Wow! Waterfront property very reasonable priced! Located on the picturesque Green River, with direct access to the Black river, in the quaint village of Washago. Offers approximately 10 kms of boating. Perfect as your next home Or your recreational getaway. This could be the perfect waterfront property for your search. Affordable with option to personalize to your specific decor while also creating the riverfront access to enjoy all that waterfront ownership provides. Swimming, boating, fishing, kayaking, canoeing and the ever popular floating down the river on inflatables. Making memories that will last a lifetime. This 2 bedroom (could be 3!), 1-bath home blends rustic charm with modern comfort. Inside, gleaming hardwood floors flow through sun-filled spaces, while the modern kitchen boasts stainless steel appliances, a great space for entertaining or family to gather. Pamper yourself in the spa-like bath with a soaker tub and stand-up glass shower. A cozy room, at the back of the home, closest to the river, is currently set up as a bedroom, with French doors, also perfect for working from home or to enjoy as a den. The upper floor, with the convenience of an chair lift, currently 2 bedrooms and bonus space, could also be an office. Relax on the covered porch. Make this your tranquil waterfront retreat.

Utility costs:

Hydro May-June \$113.64; Oil \$4,000+/- per winter; Sewer/Water \$447.30 quarterly; HWT rental \$59.83 quarterly; Propane Tank



\$136.00 annually. (id:6289)

Essential Information

Listing #	S12342930
Price	\$615,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3297 Muskoka Street
Subdivision	Washago
City	Severn (washago)
Province	Ontario
Postal Code	L0K2B0

Amenities

Amenities	Beach, Marina
Utilities	Electricity, Cable, Wireless, Electricity Connected
Features	Dry
Parking Spaces	4
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water meter, Dishwasher, Dryer, Freezer, Microwave, Stove, Washer, Refrigerator
Heating	Oil Forced air
Fireplace	Yes
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Vinyl siding
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Lot Description 65.9 x 165 FT
Foundation Block

Listing Details

Listing Office CENTURY 21 B.J. ROTH REALTY LTD.



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