

\$229,500 - 40 Otilie Road, Morson

MLS® #TB252445

\$229,500

1 Bedroom, 1.00 Bathroom, 768 sqft

Recreational on 4.85 Acres

Morson, Morson, Ontario

Cabin in the woods with a dock on Lake of the Woods? Check. Nearly 5 acres with great seclusion and privacy? Check. The land has a low profile, a mix of oak and aspen trees, and southeast exposure for that golden morning sunlight through the trees. A solid roadbed leads from the parking area to the dock. The main cabin is a 768 sq. ft., three-season getaway that had a 2018 refresh that included new flooring and tongue and groove pine. It's simple but functional: open kitchen/living/dining area, one bedroom, an office, and a three-piece bath (certified septic system installed in 2005). Just off the living room, a 12x16 ft. screened room gives you a bug-free front-row seat to the outdoors. Closer to the lake, there's a second structure divided into a storage shed, screened room, and one-room sleeping cabin—unfinished but full of potential. At the water's edge, a sturdy steel-pipe dock connects via ramp to a floating platform—you never have to worry about the wind here. Even with the lake currently at a very low level, there is still two and a half feet of water at the dock, and regular use would open up a deeper channel.

Otilie Road is a municipal road, maintained year-round by the township. Shallow, weedy shoreline? Yes. But if you're after peace, privacy, and a solid base for lake life, this is one to take a look at. Services include: Hydro power is nearby and will need to be connected. There is a 100-amp panel in the cabin. Water is drawn from the lake with a jet



pump. Heat is provided by an electric baseboard in the bedroom and an electric heater in the bathroom. The wood stove is not WETT inspected. A certified septic system was installed in 2005. Taxes for 2025 are \$1,276.68. The Ontario Land Transfer Tax on \$229,500 is \$2,020 Please call, email or use the contact forms on this page for more information or to arrange to see this property. (id:6289)

Essential Information

Listing #	TB252445
Price	\$229,500
Bedrooms	1
Bathrooms	1.00
Square Footage	768
Acres	4.85
Type	Recreational
Style	Bungalow

Community Information

Address	40 Otilie Road
Subdivision	Morson
City	Morson
Province	Ontario
Postal Code	P0W1J0

Amenities

Features	Crushed stone driveway
Parking	Gravel
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Electric Baseboard heaters, Space Heater
# of Stories	1

Exterior

Exterior

Wood

Listing Details

Listing Office NORTHWOODS REALTY LTD.



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