

\$1,448,000 - 15 Victoria Street, Seguin

MLS® #X12306117

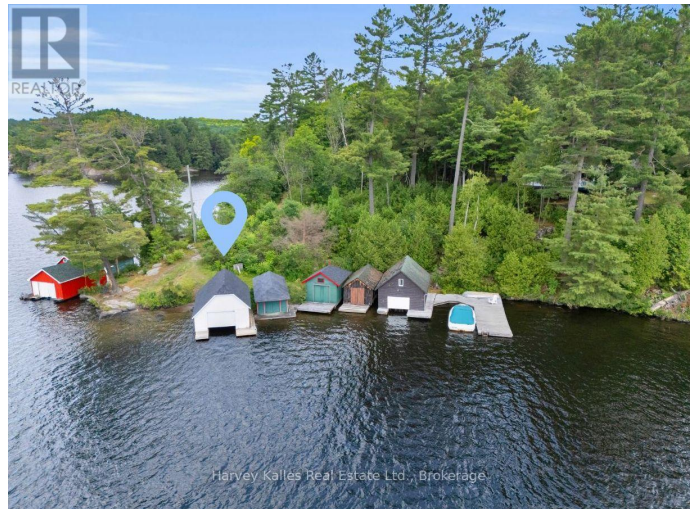
\$1,448,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Seguin, Seguin, Ontario

A rare gem nestled in the tranquil village of Rosseau this distinguished home delivers both substance and style, offering a unique blend of heritage charm and modern comfort.

Thoughtfully refreshed over the past two years, no detail has been overlooked from sleek kitchen enhancements to refined finishes throughout so you can move in with confidence, luxury, and ease. Uniquely comprised of three separate parcels, each with its own roll number, the property opens a world of opportunity: maintain all parcels for maximum privacy and space, or consider selling one or two of the properties to fund additional renovations or capture immediate profit. Charming and character-rich, the residence is set on a generous, double-wide in-town lot, complemented by a rear lot and a private walking path that leads straight to your personal boathouse on Lake Rosseau, that has been restored and could easily accommodate your boat, protected from unexpected weather changes. Inside the home is a harmonious fusion of historic and contemporary features across two spacious levels. Cozy up beside the iconic granite stone fireplace, or entertain in the bright, welcoming kitchen and dining area where old-world character meets modern elegance. The outdoor grounds showcase a lovingly tended landscape and offer space and privacy while being in the centre of town. Ideally located just a short walk from Rosseaus vibrant waterfront scene, you'll enjoy easy access to dining,



boutique shops, the farmers market, marinas, and sandy beaches without sacrificing peaceful village charm. Perfect for families, weekenders, and savvy investors alike, this home offers exceptional lifestyle value and flexibility. Live in, subdivide, reinvest this is more than a home; it's an adaptable legacy in one of Muskokas' most beloved communities.

(id:6289)

Essential Information

Listing #	X12306117
Price	\$1,448,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	15 Victoria Street
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P0C1J0

Amenities

Amenities	Beach, Park, Schools
Features	Wooded area, Open space, Flat site
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	All
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Heating	Wood Heat Pump
Cooling	Wall unit
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Concrete, Wood
Exterior Features	Landscaped
Lot Description	164.8 x 263.7 FT
Foundation	Stone

Listing Details

Listing Office Harvey Kalles Real Estate Ltd.



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