

\$399,900 - 550 Shawanaga Lane, Mcdougall

MLS® #X12367840

\$399,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

McDougall, Mcdougall, Ontario

No Road Access (just a 7 minute boat ride to paradise) - Call listing agent for viewing 519-852-4510 - This property is not for everyone. And that's exactly the point. No marinas. No noise. Just clean water, mature forest, and two quiet cabins with room to breathe. Nestled on nearly 7 private acres on Shawanaga Lake near Parry Sound. This place is for someone seeking a safe haven from city chaos. Someone who loves the sounds and sights of untouched nature. Not remote, but deeply private. There are two cabins, thoughtfully spaced for privacy. You can hike the scenic 20-minute forest trail between them, or take the 5-minute walk along 1,100 feet of natural shoreline. The shoreline is clean and swimmable, with clear water right off the dock and a small sandy beach spot for kids. Shawanaga Lake is known for excellent fishing; Northern Pike, Smallmouth and Largemouth Bass. The lake's long, narrow shape offers hidden bays and inlets, perfect for exploring by canoe or boat. The Cabins - Simple but not primitive. Powered by solar panels with 12V lighting, USB charging ports, and a 3,000-watt inverter, you'll have everything you need and nothing you don't. Propane appliances make off-grid living easy, and the WETT-certified wood stove keeps the cabin cozy. You can spend an entire day here and not see another soul. Enjoy both sunrise and sunset from this north-shore location. All of this privacy, peace, and pristine nature for under \$400,000. We know this place isn't for



everyone. Some will ask about Wi-Fi, or the year built and completely miss the point. Maybe you get it, or maybe you're still not sure, and that's okay. We're offering a complimentary short stay so you can find out for yourself. Contact listing agent for details. Flexible possession. Vendor take-back mortgage available for qualified buyers. This isn't just property. It's possibility. (id:6289)

Essential Information

Listing #	X12367840
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	550 Shawanaga Lane
Subdivision	McDougall
City	Mcdougall
Province	Ontario
Postal Code	P0A1G0

Amenities

Features	Hilly, Solar Equipment
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Furniture, Stove, Refrigerator
Heating	Other
Cooling	None

Fireplace Yes

of Fireplaces 1

of Stories 2

Exterior

Exterior Wood

Lot Description 1100 x 928.3 FT|5 - 9.99 acres

Foundation Wood/Piers

Listing Details

Listing Office ANCHOR REALTY



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