



**\$688,000**

## **3395 MUSKOKA ST, WASHAGO, ON L0K 2B0, CANADA**

<https://www.gtarealestates.com>

Turnkey waterfront home in the heart of Washago, set along the tranquil Green River and just under 1 hour from the GTA. This well-maintained 3-bedroom, 2-bathroom detached home offers year-round living, cottage lifestyle, and excellent short-term rental potential. Featuring 10-ft ceilings on the main floor, a bright and open layout, stainless steel appliances, newer forced-air...

- 2 beds
- 2 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



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## Rooms & Units Descr

**RoomType1:** Primary Bedroom

**RoomLength1:** 4.01

**RoomDimensions1:** 4.01 m X 3.78 m

**RoomLevel2:** Second level

**RoomWidth2:** 3.78

**RoomType3:** Bedroom 3

**RoomLength3:** 3.92

**RoomDimensions3:** 3.92 m X 3.05 m

**RoomLevel4:** Main level

**RoomWidth4:** 3.48

**RoomType5:** Dining room

**RoomLength5:** 3.17

**RoomDimensions5:** 3.17 m X 3.48 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.48

**RoomType7:** Den

**RoomLength7:** 2.77

**RoomDimensions7:** 2.77 m X 3.28 m

**RoomLevel8:** Main level

**RoomWidth8:** 2.59

**RoomLevel1:** Second level

**RoomWidth1:** 3.78

**RoomType2:** Bedroom 2

**RoomLength2:** 4.01

**RoomDimensions2:** 4.01 m X 3.78 m

**RoomLevel3:** Second level

**RoomWidth3:** 3.05

**RoomType4:** Living room

**RoomLength4:** 4.14

**RoomDimensions4:** 4.14 m X 3.48 m

**RoomLevel5:** Main level

**RoomWidth5:** 3.48

**RoomType6:** Kitchen

**RoomLength6:** 4.14

**RoomDimensions6:** 4.14 m X 3.48 m

**RoomLevel7:** Main level

**RoomWidth7:** 3.28

**RoomType8:** Sunroom

**RoomLength8:** 4.39

**RoomDimensions8:** 4.39 m X 2.59 m

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## Location Details

**City:** Severn (Washago)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Washago

**Stories:** 2

**Levels:** 2

**FrontageLength:** 78 ft



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## Property Features

**Fencing:** Fenced yard

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 3

**GarageYN:** False

**CarportYN:** False

**ViewYN:** True

**WaterfrontYN:** True

**Sewer:** Sanitary sewer

**Flooring:** Wood,Ceramic

**HeatingFuel:** Propane

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**View:** River view,View of water,Direct Water View

**WaterBodyName:** Lake Couchiching

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## Courtesy of

**OfficeName:** CENTURY 21 ATRIA REALTY INC.

**Office ID:** 64337

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 3

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** Yes

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** No

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

