



**Susan Brown**  
Phone: (705) 788-4176  
Mobile:  
Fax:  
Email: susanbrown@vianet.ca

**Chestnut Park Real Estate Limited, Brokerage**  
32 Florence Street East  
Huntsville, ON  
M4T 1X3

1048 Longline Lake Road, Baysville, ON, P0A 1A 0, Canada

MLS®# 217709



Property Value	\$485,000
Type	Cottage
Taxes	\$1,513 (2018)
Living Area	650 sq.ft.
Lot Frontage	100 ft
Lot Size Area	0.34 acres
Bedrooms	2
Bathroom	1 full

## Description

This super cute 2 bedroom cottage was built in 2004, has easy year round access & is located on a quiet lake in beautiful Muskoka between Baysville & Dorset.

There is potential to easily double the square footage of this cottage by adding a full lower level walk out. The cottage is already fully winterized except for a heated waterline. Easy year round access on a municipally maintained road. Many recent upgrades include professional landscaping & addition of an outdoor fire pit. Pine floors throughout, great views of the water and a lovely private setting.

Covered front deck facing the lake. Bright and light-filled, shows well! Gently sloping lot allows easy access to the waterfront. Shoreline is sandy at the entry and quite deep at the end of the dock; Seller says about 14' deep. Longline Lake is very quiet and kayaks and canoes are encouraged.



