

# \$849,000 - 3283 RIVERDALE Drive

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## Listing ID: 40265245

**\$849,000**

3 Bedrooms, 2 Bathrooms, 0.53 acres  
Single Family

3283 RIVERDALE Drive, Washago,  
Ontario, L0K2B0

THIS IS WHAT YOU'VE BEEN WAITING FOR! AN INCOME GENERATING PROPERTY ON THE WATER 1.5 HOURS NORTH OF THE GTA for under a million but surrounded by million dollar homes. This property embodies the complete essence of Canadian cottaging or rural living. Over 150ft of frontage on the Severn River, approx 30 km of leisurely boating, fishing or lazy rivering! (It's a thing here!) The view is perfection. It's natural undisturbed forest never to be built on. Shoreline is clean and sandy. 3 bedroom bungalow with accessory bachelor apartment on half an acre with separately metered hydro, separate hot water tanks and independent heating and located on a municipally serviced road w highspeed internet. Potential has not been maxed out here so there is additional value to be achieved for the new owner with an eye for design. Share it with others or keep it for yourself. This gem has been in the family since 2001. Don't miss this opportunity! 360 Guided tour available in lieu of photos. BUYER BONUS: We pay for your home inspection! \*\*Subject to firm sale & close.\*\* Reach out for clarity. amongrain@gmail.com. (id:13139)

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Listing Office: COLDWELL BANKER THE REAL ESTATE CENTRE, BROKERAGE, ORILLIA