

\$1,395,000 - 225-R60 TOBIN Island

Listing ID: 40387805

\$1,395,000

3 Bedrooms, 2 Bathrooms, 1.14 acres

Single Family

225-R60 TOBIN Island, Port Carling,
Ontario, P0B1J0

Superb south Rosseau locale in the Venetia Area just north of Cayley's Cut. Idyllic family cottage cherished by the same family for over 22 years. Exclusively Tobin Island addressed, 160-foot (assessed), south-facing gentle property with exposed granite outcroppings and sandy bottom shoreline, fronting over 1.1 acres (assessed) of land, with a solid 3 bedroom cottage with handsome wood-burning stone fireplace, extensively renovated in 2009 by 'Propeller Fine Homes', with a close to the water's edge setback, mudroom with laundry, spacious 4 pc. bath, open concept kitchen with breakfast bar, vaulted ceilings, 2 heat pump/wall AC units, walkout to the expansive southerly lakeside deck. Separate bonus area with ample storage, plus a wonderful bright and spacious family room, or optional space for overflow. Large single slip crib dock (2017), sun all day, newer storage shed, wonderful views southern exposure, situated in a wonderful quiet bay. Very rarely do these charming classic south Rosseau cottages become available, in such a prime location near Ports Sandfield, Carling and Minett. A most central cottage location serving up that little house on the big block, fully furnished, well maintained, with all the classic wish list ingredients of

\$1,395,000 - 225-R60 TOBIN Island

great sun, gentle topography, views, and
location. (id:49587)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 25/09/2023 10:49:10 AM

Listing Office:Harvey Kalles Real Estate Ltd., Brokerage, Port Carling,