

# \$1,195,000 - 35 RIDGEWAY Drive

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## Listing ID: 40461678

**\$1,195,000**

2 Bedrooms, 2 Bathrooms, 1.2 acres

Single Family

35 RIDGEWAY Drive, Parry Sound,  
Ontario, P0G1G0

218' GEORGIAN BAY WATERFRONT!  
GORGEOUS PRIVATE LOT 1.2 ACRES,  
Enjoy SUNSET SKIES from the deck or  
dock, Spacious year round bungalow boasts  
vaulted ceilings, Open concept, 2 bedrooms,  
1.5 baths, Main floor laundry, Luxurious  
principal bedroom features walkout to deck,  
skylights, vaulted ceilings, Curl up by the  
Pacific energy wood stoves in the off  
season, Relax in the Sunroom overlooking  
waterfront with walkout to deck & beautiful  
perennial gardens, Bonus room could be  
ideal den/guest room or larger kitchen area  
(electrical/plumbing roughed in), Easy  
access to waterfront via path to stairs or  
ideal for golf cart path to water, Deep clean  
water great for swimming, boating, fishing,  
Enjoy the protected waters of Deep Bay  
with access to fabulous Georgian Bay for  
miles of boating, fishing and exploring!  
Gateway to the Best Boating in the world!  
Desirable Bayview Subdivision Area  
includes access to 6 waterfront access  
points; beaches & boat launch, JUST 20  
MINS to PARRY SOUND on YEAR  
ROUND ROAD, 10 MINS TO HWY 400  
for EASY ACCESS to the GTA! (id:49587)

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Listing Office:Re/Max Parry Sound Muskoka Realty Ltd., Brokerage, Parry Sound