

# \$449,900 - 38 WAWANAISA Road

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## Listing ID: 40466224

**\$449,900**

3 Bedrooms, 1 Bathrooms, 1.4 acres

Single Family

38 WAWANAISA Road, Nobel, Ontario,  
P0G1G0

RURAL RETREAT ON SPACIOUS ACREAGE in Carling. Embrace the charm of country living throughout every season in this 3-bedroom, 1-bathroom bungalow that caters to year-round comfort. Ideally positioned near the picturesque Georgian Bay and mere minutes away from the convenience of Dillon Cove Marina, this home offers a serene escape. Immerse yourself in the soothing ambiance of a crackling campfire while listening to the gentle flow of the nearby creek.

Encompassed by a canopy of mature trees, the property is a haven for nature enthusiasts, boasting areas perfect for cultivating gardens, complete with flourishing raspberry and blueberry bushes. Nestled within 1.396 acres of lush, well-maintained landscape, the residence ensures privacy, seclusion, and consistent access via a well-maintained municipal road with minimal traffic. Abundant storage solutions are at your disposal, encompassing two drive-in shelters tailored for boats, ATVs, and various recreational equipment.

Additional features include a versatile workshop, supplementary storage facilities, a quaint chicken coop, and ample parking space for 10+ vehicles. The property's potential is boundless, offering ample room

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for expansion. Seamless access to snowmobile and ATV trails adds to the recreational allure, while a short 20-minute drive to Parry Sound presents a gateway to comprehensive amenities. Experience affordability, functionality, and immediate readiness in this inviting abode. Enjoy reliable internet connectivity via Starlink service, catering to your modern communication needs. Taxes-\$900 for 2023, Hydro \$2200/year approx. (id:49587)

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