

\$1,199,900 - 9 SILVER BIRCH Road

Listing ID: 40481442

\$1,199,900

3 Bedrooms, 2 Bathrooms, 0.97 acres

Single Family

9 SILVER BIRCH Road, Carling, Ontario,
P0G1G0

Welcome to your dream waterfront oasis on Georgian Bay! This stunning, three-bedroom, two-bathroom, winterized, bungalow cottage offers the perfect blend of tranquility & convenience. Nestled on a private road with year-round drive-to access, this property is truly a hidden gem. With crown land abutting the property, you have endless opportunities for hiking & immersing yourself in the breathtaking beauty of the surrounding landscape. Imagine exploring the picturesque trails for hours, feeling the peace & serenity that only mother nature can provide. Open-concept layout with vaulted ceilings & large windows that flood the space w/ natural light. Every corner of this home offers a fabulous view, allowing you to soak in the mesmerizing scenery of Georgian Bay. The kitchen boasts elegant granite countertops, a perfect space for culinary creations and entertaining guests. One floor living w/ laundry room. Gentle walk down to the shoreline leads you to your personal paradise. Spend your evenings at the waterside gazebo, playing cards & enjoying the gentle sounds of the water. New furnace (2017), newer septic system (2022). Drilled well, new steel tile roof (2017), and a 200 amp breaker panel. UV water filter system.

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Cozy up by the wood stove. Ample storage space in the crawlspace area. Plenty of usable space at the rear of property. Spacious deck and bask in the sun all day w/ a south exposure. Stargaze away from the hustle & bustle of city life. Move-in ready, w/ tasteful finishes and elegant decorations that create a warm and inviting atmosphere. Single-car garage/workshop. Explore the wonders of Georgian Bay with its 30,000 islands, boat for seemingly endless hours right from your doorstep. Shore road allowance owned. Fantastic boating, swimming & fishing opportunities. Enjoy the crystal-clear waters of Georgian Bay. Don't miss out on this incredible waterfront oasis. Move-in ready. By appointment only. (id:49587)

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Last Modified: 25/09/2023 10:29:11 AM

Listing Office: RE/MAX Hallmark Realty Limited, Brokerage, Parry Sound