

\$475,000 - 180 JAMES BAY JUNCTION Road

Listing ID: 40484366

\$475,000

2 Bedrooms, 2 Bathrooms, 0.73 acres

Single Family

180 JAMES BAY JUNCTION Road, Parry
Sound, Ontario, P2A0B2

Welcome to 180 James Bay Junction Road, minutes away from the Town of Parry Sound. Over 1200 square feet of living space with 2 nicely sized bedrooms and a 4 piece bath upstairs. Step in through the front door and be greeted by a warm and contemporary styled living room, 2 piece bath and a very functionally laid out kitchen with a walkout to the deck overlooking a ravine and into a canopy of hardwood trees. The basement has it's own entrance and has a tall ceiling providing excellent opportunities to finish for a recreation room of more. The lot is almost $\frac{3}{4}$ of an acre with about $\frac{3}{4}$ of which are wooded providing plenty of privacy and nature to the the north and west. Completely gutted in 2017 to the frame and put back together with new insulation, plumbing, most of the wiring including new breaker panel, windows, walls and flooring, forced air furnace, HRV, water systems and appliances plus complete kitchen and bathrooms replacement. Shingles were replaced in 2016. This home must be seen to fully appreciated and will suit a young family, those that would like to downsize or those that would like to take advantage of the exceptional recreational possibilities in this area of multi-purposed trails, beautiful lakes and the Town of Parry

\$475,000 - 180 JAMES BAY JUNCTION Road

Sound being the hub of the 30,000 Islands on Georgian bay. This home is ready to move into and a quick closing is possible. Call, text or email today and book your showing! (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: 27/09/2023 11:04:15 AM

Listing Office:Royal Lepage In Touch Realty Inc., Brokerage, Coldwater