

# \$299,900 - 13 ROCKCLIFFE Drive

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## Listing ID: 40489207

**\$299,900**

, 0.88 acres

Vacant Land

13 ROCKCLIFFE Drive, Carling, Ontario,  
P0G1G0

Exquisite Building Lot in Carling Township, Parry Sound District. Discover a rare opportunity to build your dream home in the prestigious Bayview subdivision of Carling Township. This beautiful vacant lot offers deeded access to Georgian Bay & exclusive privileges to six private beaches. As a member of this exclusive community, you can choose to lease a shared private dock. A short walk will lead you to a charming nearby beach. Approved system to manage grey water from the kitchen & bathroom. The land has been thoughtfully cleared, landscaped, & prepared for the construction of a charming 2-bedroom cottage, garage, & sleeping bunkie. Driveway has already been approved and installed, & the grey water system is designed, approved, and ready for use. Situated in an upscale neighbourhood surrounded by high-end cottages and homes. Corner lot with frontages on two peaceful dead-end roads. Mature trees & open areas have been meticulously incorporated into the lot, providing the perfect setting for your future home. Hydro available at the road. During certain seasons, you can enjoy partial views of the water, creating a serene ambiance. The area is witnessing ongoing growth with new homes and renovations,

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solidifying its desirability & potential. Outdoor enthusiasts will delight in the exceptional fishing & boating opportunities offered by Bayview's six picturesque beaches. Killbear Provincial Park is just a short drive or boat ride away. Carling Township offers modern facilities, including an outdoor rink a baseball diamond, and a community hall. Conveniently located marinas and boat launches. Parry Sound, with its abundant amenities, is a short 20-minute drive away. Don't miss out on this incredible opportunity to build your dream home. Embrace a lifestyle surrounded by natural beauty, access to the water, and a welcoming community. Note: This is not a direct waterfront property. (id:49587)

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