

# \$999,000 - 9 GEORGIAN Lane

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## Listing ID: 40593737

**\$999,000**

3 Bedrooms, 2 Bathrooms, 2250

Single Family

9 GEORGIAN Lane, Port McNicoll,  
Ontario, L0K1R0

Live your best life right across from Georgian Bay in this gorgeous shoreline community known as Midland Bay Woods! If you have ever wanted your forever home to have a cottage vibe, here is your chance with this very tidy and well cared-for late-70's raised bungalow. Situate yourself in this established neighbourhood with plenty of trees, near miles of trails, a dog park, golf courses, and yet be only a few minutes outside historical Midland with all our lovely shops, restaurants, the hospital, and Little Lake Park with playgrounds, ball diamond, bandstand for summertime music, festivals and outdoor fun all year around. It's also a hop-skip-and-jump to the rec centre, YMCA, the library, the Cultural Centre, curling club, marinas and all the other amenities our wonderful region has to offer. Commuting distance to Barrie, Wasaga Beach, Orillia, and 90 minutes to the Toronto area. And how about this? You have 3 bedrooms, 2 bathrooms, soaring ceilings in open-concept main spaces, various decks for summertime dining, barbeques, entertaining friends or just relaxing with your favourite beverage in hand. You even have a water view out front :) This beautiful property backs onto a block of Township-owned land for a buffer

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between you and the neighbours in behind, and there are several beaten paths within walking distance that lead down to the waterfront. Now is your time to enjoy all this and more! Overall square footage based on exterior dimensions. Some photos have been virtually staged. The homeowner uses Rogers for TV and Virgin for internet. Gas - \$127 average/month. Electricity - \$80 average/month. Water - \$208.25 flat rate/quarter. The water heater is owned, the gas furnace was new in 2022, and the 200-amp panel was upgraded in 2023. Call today to schedule your personal tour!  
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Listing Office:RE/MAX Georgian Bay Realty Ltd., Brokerage (King St)