

# \$845,000 - 209009 26 Highway

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## Listing ID: 40600041

**\$845,000**

3 Bedrooms, 1 Bathrooms, 1269

Single Family

209009 26 Highway, Clarksburg, Ontario,  
N0H1J0

PRICE IMPROVEMENT! Beautifully updated, this charming 3-bedroom bungalow sits on an expansive lot, just a brief drive from Thornbury, Georgian Peaks, Georgian Bay Club, and local beaches. Embracing a cozy chalet ambience, the home boasts genuine custom hardwood floors (re-finished 2024), trim, and exposed beams, imparting warmth and character. The kitchen is generously sized with stainless steel appliances (only 3 yrs old) and opens to the dining room & living room. Principal rooms offer ample space for comfortable living with plenty of natural light from oversized windows. Convenient mudroom/laundry room has been completely renovated. A detached oversized single garage/shop provides ample utility, complete with custom-built workbenches. Enjoy the convenience of close proximity to water access to Georgian Bay, making outdoor adventures easily accessible. Many upgrades including: new shingles (2022), newer exterior doors, newer light fixtures throughout, bathroom renovated 2023, garage rebuilt 2020, landscaping with multiple gardens and stone retaining wall. (id:50245)

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Last Modified: 18/06/2024 12:44:22 PM

Listing Office: Royal LePage Locations North (Collingwood Unit B) Brokerage