

# \$999,000 - 153 CHAPMANS LANDING ROAD

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## Listing ID: 40603100

**\$999,000**

4 Bedrooms, 3 Bathrooms, 4.15 acres

Single Family

153 CHAPMANS LANDING ROAD,

Nipissing, Ontario, P0H1W0

Welcome to 153 Chapman's Landing Rd where your dream private waterfront home awaits. This stunning 3+1 bedroom, 3 bath ranch style bungalow has over 2600 sq ft of finished living space nestled in the quaint Village of Nipissing offering both convenience and luxury in one package plus low taxes making ownership more affordable. The stunning park-like 4+ acre level lot with 360' of frontage on Beatty Creek provides easy access for boating & fishing. Walk to your own dock then boat through to the South River and out to Lake Nipissing in only 15 minutes right from your back yard. The spacious open concept living area with cozy fireplace is perfect for entertaining guests or relaxing with family. Modern kitchen enjoys spacious centre island and is equipped with stainless steel appliances and ample storage space. Kitchen flows effortlessly into the dining area with patio doors to the expansive back deck and private sunken pool. Master suite complete with built-ins and huge 4 pc ensuite bathroom for your privacy and comfort. Additional 2 main floor bedrooms provide plenty of space for a growing family or guests. Full finished basement offers additional living space with newly completed home theatre games room with

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wood burning fireplace, gym and office plus extra bedroom. To complete this package home is being sold with huge chattel list: Pontoon Boat, Bobcat Zero Turn Lawn Mower, Napoleon BBQ (2022), 2 new gazebos, stand up freezer in basement, Generac Generator with generlink, 4 kitchen stools, 3 Deck Storage boxes, 5 pc Patio set, newer woodshed, 2 storage sheds and separate single garage closer to the waterfront. Live the country lifestyle you've always dreamed of with bonus waterfront feature! Schedule a private viewing today and prepare to be impressed. Easy access to HWY 11 being only 20 minutes south of North Bay and close to Huntsville and Muskoka and just 3 hours to the GTA. (id:50245)

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