

\$369,900 - 163 MILLER LAKE SHORE Road

Listing ID: 40608190

\$369,900

4 Bedrooms, 1 Bathrooms, 1591.77

Single Family

163 MILLER LAKE SHORE Road, Miller Lake, Ontario, N0H1Z0

MILLER LAKE SHORE ROAD- ACROSS FROM THE WATER ACCESS! Amazing

location nestled in a natural setting and mature forest with views of Miller Lake.

Sellers are wrapping up a reconstruction of this fabulous Miller Lake Retreat House.

Perfectly positioned across from municipal lake access, easy access to a variety of recreational amenities a short walk to 2

campgrounds equipped with cafe, restaurant, wood fired pizza and ice cream and watercraft and boating rentals, making every day feel like a vacation. This gem is

in the heart of the Northern Bruce Peninsula, a lifestyle choice. Recent updates include, insulation, drywall, plumbing-

including an ultra-violet water filtration system , wiring with a 200-amp electrical panel, new septic system- with a brand new 3 piece bathroom and laundry connection, structural support, vinyl plank flooring.

Lovely welcoming community with nice neighbors, paved road, boat or kayak paddle board access just steps from the front door.

Optimal location for year-round access is optimal with municipal garbage disposal and reliable winter plowing services further underscores the property's suitability for both seasonal enjoyment and full-time residence. The potential for income

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generation is significant, with R2 zoning offering the possibility to expand by building an additional cottage, perfectly suited for those looking to tap into the area's thriving Short Term Accommodations (STA) market. An open permit for improvements, covering septic, structural, bathroom, kitchen, and deck areas, enhances the property's appeal. Easily transferable to the new owner for a nominal fee, it offers an opportunity to increase value during renovations. Strategically located near Tobermory (approx. 35 min drive) and Lion's Head (approx. 20 min drive), residents enjoy Bruce County's stunning landscapes and community. Check out the iGuide link for a virtual walkthrough. (id:50245)

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