

\$350,000 - 786 PARK Road

Listing ID: 40614610

\$350,000

4 Bedrooms, 1 Bathrooms, 1170

Single Family

786 PARK Road, Parry Island, Ontario,
P2A2X4

If you have been looking for a cottage with a spectacular, high view of the water, this is the one for you! Often called a Tree-House View, this waterfront cottage is on beautiful Georgian Bay with 97' of water frontage. A drive-to cottage with a fulltime bridge, located on a small quieter side road, situated closer to the bridge & a shorter drive than many other cottages. Good size 1,170 SQFT & 4 bedrooms, 1 bathroom. Open concept water-side kitchen/dining/living areas, 2-storey wall-of-window lake view living room, lake view dining room, huge primary bedroom with 2 entry doors, entrance from the 3rd bedroom to the laundry room which would also make a great full 2nd bathroom! New dock currently being arranged, ask Agent for details. Cottage has Hardie Board Low Maintenance siding. Huge 35'x14' upper deck with panoramic lake views, lounge area & outdoor dining area. 2nd lakeside deck with an iconic windswept pine tree and gorgeous sunset views to the west and north views to the famous lighthouse across on Killbear Point. Take your boat across to enjoy the many beaches right across from your cottage at Killbear Provincial Park & kayak, SUP right off your dock. Boat to Parry Sound & many lakeside restaurants. Recent new stove & fridge

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hardly used, 2022 new lakeside windows, 2016 new wood stove & chimney, 2014 new Roof, 2003 Upgrade electrical panel, 2000 new septic system, septic pump recently replaced, 2 sheds, parking right at cottage, 2nd private parking area for trailers, cars etc. (to right of driveway off road), 3rd parking area on south side of the road.

These secondary parking areas just need to be cut/cleared. 2 boat moorings installed in the water. High speed fibre internet available & both Rogers & Bell cell towers are close by. Tax-free gas station & store on island. Parry Island is leased land on Parry Island Reserve, Land Lease \$3580/yr. Enjoy a waterfront cottage at an affordable price! Click the multimedia link for a personal narrated VTour & more! (id:50245)

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