

# \$775,000 - 72 RICHWOOD Drive

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## Listing ID: 40621727

**\$775,000**

3 Bedrooms, 2 Bathrooms, 2.6 acres  
Single Family

72 RICHWOOD Drive, Skerryvore,  
Ontario, P0G1G0

Privacy, privacy, privacy. Nestled in the serene community of Skerryvore, this property offers a unique blend of seclusion and accessibility to Georgian Bay's natural beauty. With 2.6 acres of private land adjoining Crown land residents can relish the tranquility of no visible neighbours while being a short walk over Crown land to the bay's inviting shores. This custom-built residence harmoniously combines spaciousness with a warm ambiance boasting three bedrooms, two bathrooms and an expansive kitchen designed for both functionality and social gatherings. Notable features include wrap-around decking with walk outs from the primary bedroom & living room, a primary suite with an ensuite bathroom, a masonry wood stove and the convenience of main floor laundry. Other amenities such as on-demand hot water, propane furnace and a comprehensive backup generator ensure comfort and peace of mind. The property also includes a substantial 24x24 garage with additional loft space ideal for storage or creative projects. Connectivity is not compromised with reliable cell phone and internet service. Additional perks include privileged access to a nearby boat launch and multiple swimming spots. The availability of

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construction plans for the home, garage and a proposed sleeping cabin allows for future customization. Most furnishings and 14 ft aluminum boat included . This retreat, embraced by wilderness is an idyllic haven for nature enthusiasts and offers a turn-key solution for those seeking a year-round residence or a 4 season sanctuary. For more information about the waterfront community of Skerryvore. [www.skerryvore.ca](http://www.skerryvore.ca).  
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