

\$889,900 - 4 Charlie Rawson Boulevard, Tay (victoria Harbour)

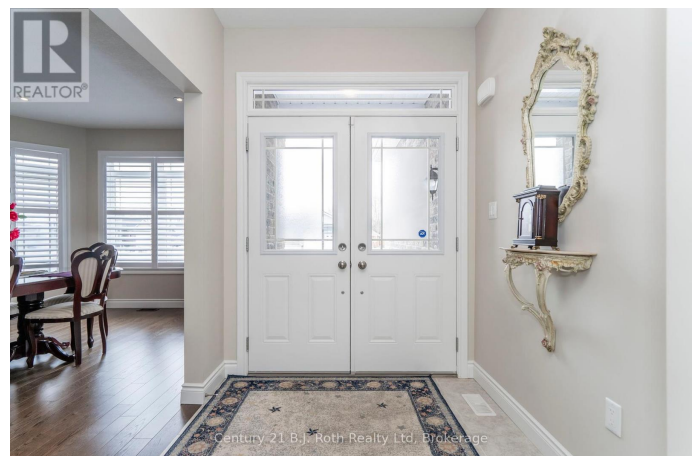
MLS® #S12078079

\$889,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Victoria Harbour, Tay (victoria Harbour),
Ontario

So much space, so much style this home truly delivers! Step through the grand double-door entrance into a spacious foyer that sets the tone for the 1,826 sq ft (exterior measurements) of thoughtfully designed living space above grade. With 3 generous bedrooms and 2 full bathrooms, this home offers the ideal blend of functionality and comfort. The main floor layout is perfect for entertaining, featuring a formal dining room for special occasions, an open-concept kitchen with an informal dining area, and a bright, welcoming living room with gas fireplace and a walkout to a 15 x 10 back deck where you can soak in a glimpse of serene evening sunsets. The mudroom/laundry room with direct access to the garage adds convenience and practicality for busy families. The fully finished basement is an entertainers dream, offering a spacious recreational or games area, cozy family room with a gas fireplace and wet bar, 4-piece bath, an additional bedroom, cold room, and ample storage. Hardwood and ceramic flooring run throughout the main floor and laminate flooring in the basement. The primary ensuite boasts double sinks and a walk-in shower for a spa-like retreat. The attached garage is insulated, featuring oversized 8 wide x 9 tall doors, perfect for larger vehicles or hobbyists. Located in a completed newer subdivision, this home offers



quick access to major highways and is just a short drive to amenities. Plus, it's perfectly situated for year-round recreation to swim in Georgian Bay, bike or walk the Trans Canada Trail, ski, golf, or explore countless outdoor adventures nearby. Live, work, and play in the heart of Georgian Bay where lifestyle meets location. Great area to raise your family.

(id:6289)

Essential Information

Listing #	S12078079
Price	\$889,900
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4 Charlie Rawson Boulevard
Subdivision	Victoria Harbour
City	Tay (victoria Harbour)
Province	Ontario
Postal Code	L0K2A0

Amenities

Amenities	Marina, Park, Public Transit, Ski area, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Level, Carpet Free, Sump Pump
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	49.3 x 151.6 FT
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 B.J. Roth Realty Ltd



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