

\$999,000 - 2 Swan Lane, Tay (port McNicoll)

MLS® #S12136538

\$999,000

3 Bedroom, 3.00 Bathroom,
Single Family on 284.00 Acres

Port McNicoll, Tay (port McNicoll), Ontario

With its cupola, refined rooflines, and inviting front porch, the home makes a striking first impression.. Tucked at the end of a quiet cul-de-sac in a gated waterfront community in Port McNicoll, this Cape Cod-inspired home offers over 3,000 sq ft of light-filled living space. Inside, the layout flows beautifully from the welcoming foyer to a bright, hexagon-shaped dining room overlooking the porch, an ideal space to host dinners or sip your morning coffee. Vaulted ceilings and oversized windows create a sense of openness in the main living area, where a gas fireplace and walkout to the screened-in porch set the tone for relaxed comfort. The main-floor primary suite includes a walk-in closet and 4-piece ensuite, while a nearby home office offers a quiet and inspiring place to work from home. The centrally located kitchen is designed for ease and connection, opening into the heart of the house. Upstairs, two bedrooms share a full bath. One of the bedrooms connects to a balcony, while the second enjoys its own private balcony, perfect for morning sun or quiet moments with a book. Built-in floor-to-ceiling shelving in the hallway offers the ideal space for a personal library or curated display. A loft overlooks the living room and opens to a shared balcony, blending style with function. At the top, a lookout sitting room with transom windows offers treetop views and a peaceful space for reading, reflection, or stargazing. The basement provides ample storage, while the large double



garage adds practical convenience. Outdoors, enjoy evenings around the stone fire pit or listen to birdsong from the comfort of your screened-in porch. A public walking trail runs along the northern side of the property. With multiple marinas just minutes away, this property is perfectly situated for boaters seeking quick access to launch points on Georgian Bay. Just a short drive to Midland for shopping, dining, and essential amenities, this home offers a refined four-season lifestyle. (id:6289)

Essential Information

Listing #	S12136538
Price	\$999,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	284.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2 Swan Lane
Subdivision	Port McNicoll
City	Tay (port Mcnicoll)
Province	Ontario
Postal Code	L0K1R0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Sewer
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Oven - Built-In, Range, Water Heater, All, Cooktop, Dishwasher, Dryer,
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	Microwave, Oven, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Wood
Foundation	Poured Concrete

Listing Details

Listing Office Sotheby's International Realty Canada



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