

\$764,900 - 164 Duck Bay Road, Tay

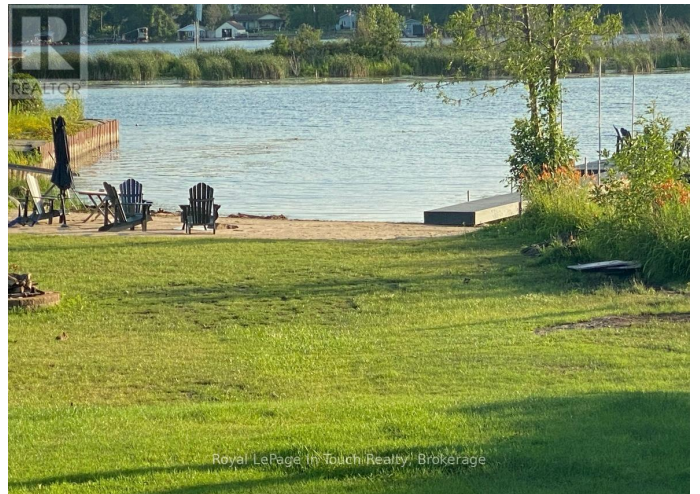
MLS® #S12380853

\$764,900

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Rural Tay, Tay, Ontario

Affordable Waterfront Living. Welcome to your year-round retreat on stunning Georgian Bay! This charming 2-bedroom, 1-bathroom bungalow offers over 1/2 acre of beautifully landscaped land, providing the perfect blend of serenity and convenience. Added bonus is the new irrigation system, ensuring lush, green lawns and vibrant gardening with minimal effort. Located in a prime waterfront setting, this home boasts breathtaking views of the water from the heart of the home the kitchen & living room. Enjoy year-round activities right at your door step: whether its swimming, boating, fishing, canoeing, or kayaking in the summer or snowmobiling, skiing, and even your own private skating rink in the winter, this property has it all! Explore the scenic Tay Shore Trails for hiking and biking or unwind in the hot tub while soaking in the beautiful sunset views. Step outside to your expansive backyard, where you'll find a new composite dock, perfect for launching boats or simply soaking in the sun. The property has undergone substantial renovations, including basement improvements with damp-proofing and insulation, ensuring a dry, comfortable space with over 7.5 feet of head room ideal for additional storage or creating an additional bedroom, bathroom & recreation area. The electrical system has been upgraded to a 200 AMP service, and a new AC unit ensures year-round comfort. With ample parking for family gatherings and visitors, this property is perfect for those looking to entertain or enjoy



quality time together. The beautifully landscaped grounds provide a serene, private setting for you to relax and enjoy the natural beauty of stunning Georgian Bay & quick drive to Hwy 400 & less than 30 min to Costco Orillia. (id:6289)

Essential Information

Listing #	S12380853
Price	\$764,900
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	164 Duck Bay Road
Subdivision	Rural Tay
City	Tay
Province	Ontario
Postal Code	L0K2C0

Amenities

Utilities	Cable, Electricity
Features	Flat site, Carpet Free, Sump Pump
Parking Spaces	10
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Water Heater - Tankless, Water Heater, Water softener, Water Treatment, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	55.1 x 446.6 FT
Foundation	Block

Listing Details

Listing Office	Royal LePage In Touch Realty
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