

\$749,000 - 177 Isthmus Bay Road, Northern Bruce Peninsula

MLS® #X12007535

\$749,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Northern Bruce Peninsula, Northern Bruce Peninsula, Ontario

WATER-VIEW HOME + SEPARATE ADJACENT LOT ... both for just \$749,000! CUSTOM CONTEMPORARY design with STUNNING GEORGIAN BAY WATER VIEWS is a MUST SEE to appreciate the high quality finishes throughout! 2,169 SQ FT MODERN home is well-maintained & RENOVATED including - NEW Custom White Kitchen with Quartz Counters (2020) & SS appliances (2020), NEW Living room LINEAR FIREPLACE + built-ins (2020), Complete Interior Paint (2023), Hardwood Flooring (2014), NEW Roof (2023), NEW Stone & Zen-like Landscaping (2021), NEW Composite Decking with Glass Railings (2015), NEW Furnace/Central-Air (2015), NEW Windows (2014-2019), Retractable Awning (2019), 440 sq ft Elevated Decking, 3 Sheds and much more! Large main-floor SUITE w/WALK-OUT offers PROFESSIONAL Home Office or B&B options. BONUS - PURCHASE price INCLUDES ADJACENT BUILDING LOT ... OPTION to sell lot (currently separately titled), BUILD a 2ND HOME or GARAGE, or just enjoy the wide 150FT of FRONTAGE on PRESTIGIOUS ISTHMUS BAY RD! Georgian Bay access 4 lots away, Located on the Bruce Trail System, Stunning Niagara Escarpment, make this an INCREDIBLE LOCATION for a PERMANENT HOME or 4-SEASON COTTAGE. 5mins to Lions Head offering



shopping, restaurants, sandy beach, marina,
library, post office & Hospital w/24hr Emerg!
25mins to Tobermory & GROTTO, 30mins to
Wiarton, and just 3 hours from the GTA &
Southern Ontario. (id:6289)

Essential Information

Listing #	X12007535
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	177 Isthmus Bay Road
Subdivision	Northern Bruce Peninsula
City	Northern Bruce Peninsula
Province	Ontario
Postal Code	N0H1W0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Parking Spaces	7
Parking	No Garage
View	Direct Water View

Interior

Appliances	Water Heater, Water softener, Water purifier, Central Vacuum, Dishwasher, Dryer, Freezer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning, Ventilation system
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	150 x 100 FT under 1/2 acre
Foundation	Slab

Listing Details

Listing Office Royal LePage RCR Realty



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