

\$719,900 - 110 Mallard Street, Georgian Bluffs

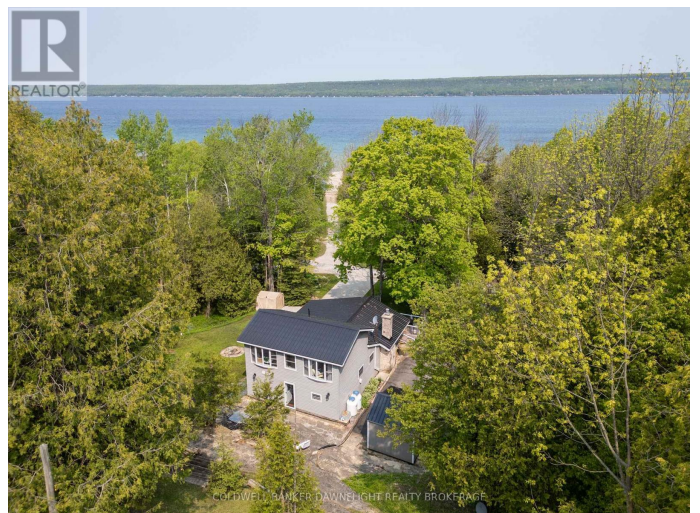
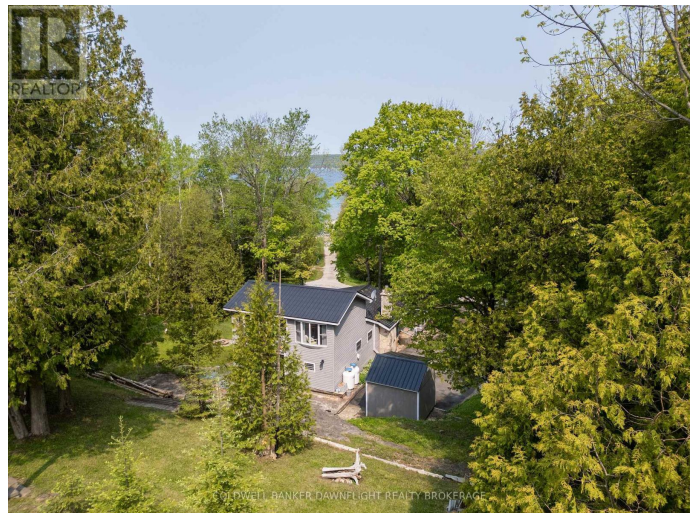
MLS® #X12089348

\$719,900

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Georgian Bluffs, Georgian Bluffs, Ontario

Welcome to your dream retreat! This beautifully maintained 4-season cottage offers the perfect blend of comfort, style, and natural beauty. With breathtaking water views from both bedrooms and the living room, you'll enjoy Georgian Bay everyday. Inside, you'll find a bright white kitchen with open-concept sightlines to the spacious dining and living areas perfect for entertaining. Vaulted ceilings and a cozy fireplace add warmth and charm to the large living room, which is lined with windows to showcase those incredible views. The main floor also features a beautiful 4-piece bathroom with heated floors and convenient laundry. Step outside onto the expansive composite deck with glass panels, ideal for morning coffees or evening gatherings. Just steps from the water, with access to a boat slip, this property is a haven for outdoor lovers. Parking is available both at the top and along the lower driveways, and the rear yard features a stunning natural escarpment rock formation that makes this property truly unique. Everything is owned including a new water softener and detached sheds offer plenty of storage for your outdoor gear. Bonus: the full lot next door offers potential for future severance (buyer to verify), making this an exciting opportunity for investors or multi-family use. Located just minutes from Wiarton Airport and a nearby golf course, this property combines tranquility and convenience. Don't miss your chance to own this slice of paradise with views of Georgian



Essential Information

Listing #	X12089348
Price	\$719,900
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	110 Mallard Street
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N0H2T0

Amenities

Utilities	Electricity
Features	Irregular lot size
Parking Spaces	15
Parking	No Garage
View	Lake view, Direct Water View

Interior

Appliances	Water softener
Heating	Propane Other
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	234.6 x 149.9 FT
Foundation	Block

Listing Details

Listing Office	COLDWELL BANKER DAWNFLIGHT REALTY BROKERAGE
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