

\$598,000 - 442811 Sideroad 12 Wgr Road, West Grey

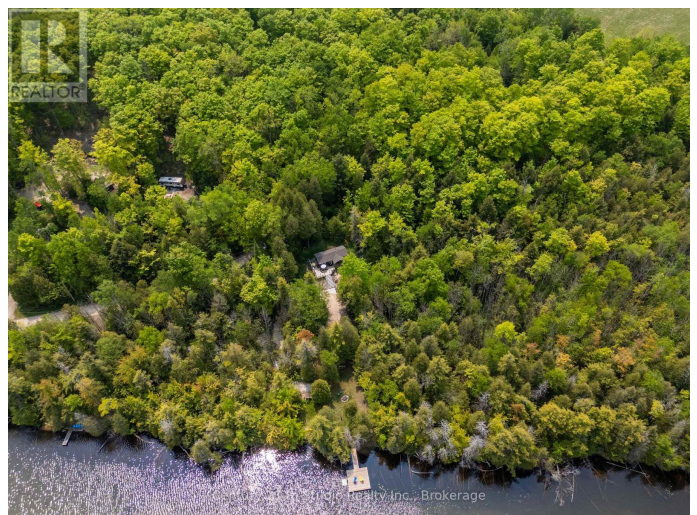
MLS® #X12201615

\$598,000

1 Bedroom, 1.00 Bathroom,
Single Family on 2.00 Acres

West Grey, West Grey, Ontario

Private tiny cottage retreat on McCormick Lake. Set on 3.3 private acres with an incredible 900 approx. feet of waterfront, this newer 12' x 30' cabin offers the perfect place to escape the everyday and unwind. Since 2021, upgrades include a new dock, drilled well, septic system, hot water tank with outdoor shed, custom kitchen and entry cupboards, and a spacious deck for taking in the serene surroundings. Inside, you'll find a cozy one-bedroom layout with a 3-piece bathroom and built-in storage solutions for easy weekend living. Tucked into a quiet bay, the property features approximately 75 feet of cleared, open waterfront, perfect for swimming, sunbathing, or launching your kayak from the floating dock. A walking trail runs along the shoreline to the end of the property, where you'll find total seclusion and the calming sounds of nature. There's even a bunkie with a bed frame for extra guests, plus established perennial garden beds that add a colourful touch to the landscape. Accessed by a non-winter-maintained road that doubles as a snowmobile and ATV trail, this is a true getaway property, ideal for fishing, paddling, or simply unplugging. Located just 10 minutes from Durham and 15 minutes from Markdale, with Owen Sound 35 minutes away and the GTA roughly 2 hours out, it's a convenient escape that still feels worlds away. Whether you're looking for a quiet place to relax or a base for outdoor adventures, this McCormick Lake cottage delivers a rare mix of privacy,



water access, and natural beauty. (id:6289)

Essential Information

Listing #	X12201615
Price	\$598,000
Bedrooms	1
Bathrooms	1.00
Acres	2.00
Type	Single Family
Style	Bungalow

Community Information

Address	442811 Sideroad 12 Wgr Road
Subdivision	West Grey
City	West Grey
Province	Ontario
Postal Code	N0G1R0

Amenities

Amenities	Golf Nearby, Hospital
Utilities	Electricity
Features	Wooded area, Conservation/green belt, Country residential
Parking Spaces	8
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Refrigerator
Heating	Other
Cooling	None
# of Stories	1

Exterior

Exterior	Vinyl siding
Foundation	Concrete

Listing Details

Listing Office Century 21 In-Studio Realty Inc.



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