

\$450,000 - 23 Stokes Bay Road, Northern Bruce Peninsula

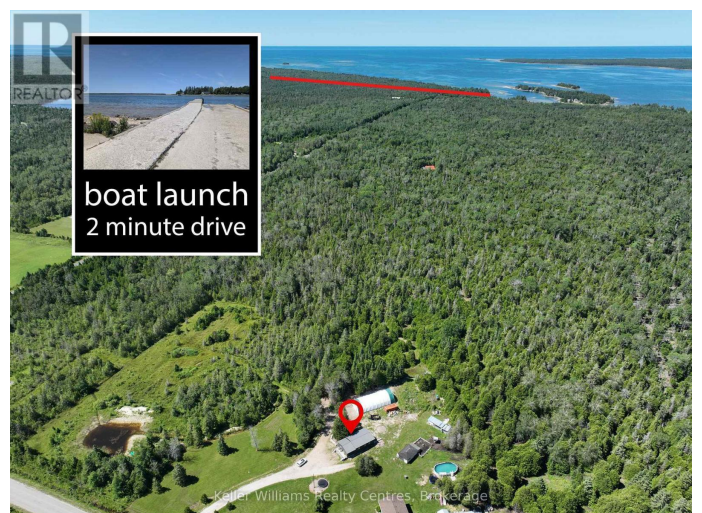
MLS® #X12306030

\$450,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Northern Bruce Peninsula, Northern Bruce Peninsula, Ontario

Set on an expansive 9.4-acre lot and zoned RCM-a (Commercial), this property was once home to a charming café highlighting just one of the many potential business ventures it can support. Permitted uses include a repair shop, retail store, professional office, art studio, bakery, and more offering a wide range of options for entrepreneurs and investors. Located just down the road from Lake Huron and moments from the breathtaking sand beach at nearby Black Creek Provincial Park, this efficient and well-insulated 3-bedroom, 1-bath property has been completely rehabilitated within the last 3 years and has a like-new feel. Some of the many upgrades include a new roof, siding, ductless mini-splits for heating and A/C, spray foam insulation, an upgraded water system, septic system, and more offering the perfect blend of lifestyle and investment potential. Conveniently situated just 4 minutes from Ferndale for gas and convenience shopping, and only 12 minutes to Lion's Head for shops, schools, hospital, LCBO, groceries, and restaurants, the property enjoys a prime location within the vibrant and scenic Bruce Peninsula. The property also features a large private pond ideal for relaxation or recreation and a sizeable tarp shelter building that offers excellent space for storage, a workshop, or future development. Inside, the home provides a functional layout



with comfortable living spaces and plenty of natural light. Outside, the spacious lot allows room to expand, develop, or simply enjoy the peaceful surroundings. With its high-visibility location, proximity to popular towns and outdoor attractions, and versatile zoning, this property is ideal for business owners, nature lovers, or anyone seeking space, flexibility, and opportunity in a growing community.

(id:6289)

Essential Information

Listing #	X12306030
Price	\$450,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	23 Stokes Bay Road
Subdivision	Northern Bruce Peninsula
City	Northern Bruce Peninsula
Province	Ontario
Postal Code	N0H1W0

Amenities

Amenities	Beach
Features	Wooded area, Carpet Free
Parking Spaces	20
Parking	No Garage

Interior

Appliances	Water Treatment, Water Heater - Tankless, Dryer, Furniture, Stove, Washer, Refrigerator
Heating	Electric Heat Pump
Cooling	Wall unit

Exterior

Exterior	Vinyl siding
Lot Description	624.6 x 660 FT
Foundation	Block

Listing Details

Listing Office Keller Williams Realty Centres



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