

\$1,599,900 - 48 Fred Dubie Road E, Carling

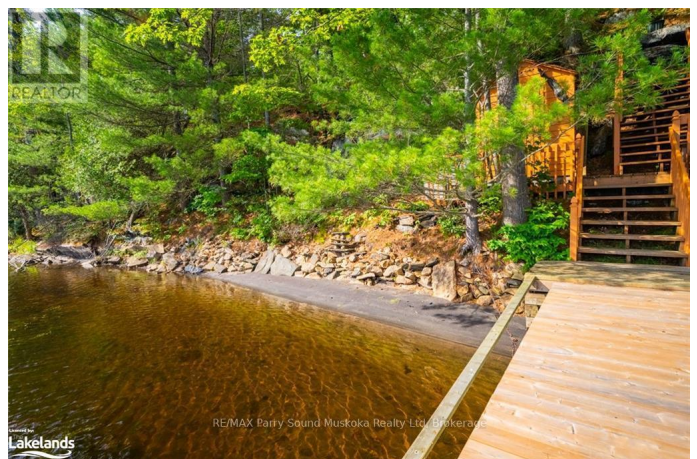
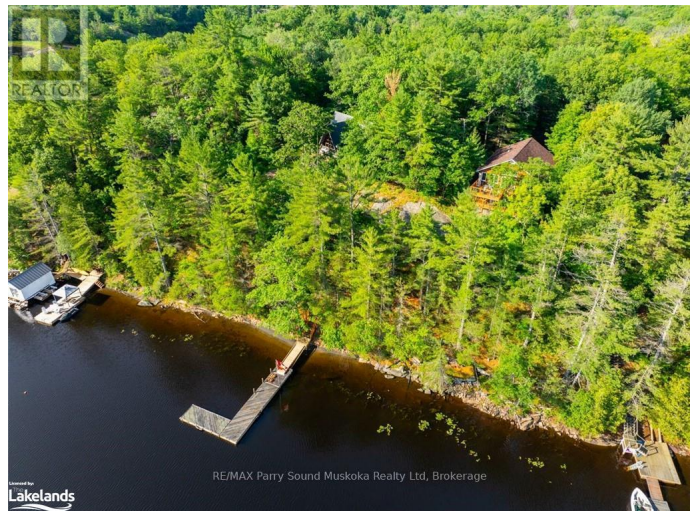
MLS® #X12318926

\$1,599,900

5 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Carling, Carling, Ontario

Beautiful 5-bedroom, waterfront home/cottage on Georgian Bay. Nestled on the shores of Georgian Bay/Deep Bay area. Situated on a year-round municipal road, ideal for enjoying all-season activities at your doorstep. Gentle access into the water, with rippled sand perfect for young ones to play and deeper waters at the end of the dock ideal for boating enthusiasts and jumping in to refresh on a hot summer afternoon. Vaulted ceilings, open-concept layout enhance the spaciousness, while large picture windows flood the interior with natural light. Recently renovated with local pine and Oak hardwood floors. Lower living area with walkout for accommodating guests. Rough in for a second bathroom on the lower level. Upper and lower decks provide ample space for outdoor dining, relaxation, and taking in breathtaking views. Surrounded by mature trees, the property offers great privacy. A solid foundation pinned to granite rock. New hot water tank, pressure tank. Central vacuum system, Pacific energy, wood stove, solar shades. Granite stone integrated into landscaping. Storage shed at dockside, steel storage shed. Enjoy the unparalleled beauty of Georgian Bay's 30,000 Islands with seemingly endless boating and great fishing. Area activities include snowmobiling, ATVing, cross-country skiing, hiking, and more. Nearby marinas and crown land islands to explore. Imagine boating to a nearby restaurant. Go skating at the Carling ice rink, have fun at the Carling community



centre for all ages, and join the community and cottage association for updates. The fun doesn't end there, Killbear Provincial Park is nearby. A short drive to the town of Parry Sound with schools, shopping, hospital, theatre of the arts and much more. A meticulously maintained property, renovated in 2010 by a skilled contractor. This doesn't have to be a once-in-a-lifetime experience it can be yours forever. (id:6289)

Essential Information

Listing #	X12318926
Price	\$1,599,900
Bedrooms	5
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	48 Fred Dubie Road E
Subdivision	Carling
City	Carling
Province	Ontario
Postal Code	P0G1G0

Amenities

Utilities	Electricity
Features	Wooded area, Sloping
Parking Spaces	5
Parking	No Garage
View	View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Wood Baseboard heaters
Cooling	None

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood
Lot Description	128 x 263.5 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office	RE/MAX Parry Sound Muskoka Realty Ltd
----------------	---------------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 27th, 2025 at 3:16am PDT