

\$1,265,000 - 165 Simpson Avenue, Northern Bruce Peninsula

MLS® #X12364186

\$1,265,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Northern Bruce Peninsula, Northern Bruce Peninsula, Ontario

A Rare Waterfront Gem on Lake Huron! Don't miss this exceptional opportunity to own a four-season home or cottage on the pristine shores of Lake Huron. With 170 feet of gradual shoreline, this beautifully maintained property offers the perfect setting for unforgettable lakeside living. The main residence, 1179 sq. ft. of thoughtfully designed space, features one-level living with 3 bedrooms and a 4-piece bath. An open concept living and dining area is filled with natural light, showcasing picturesque lake views and a cozy woodstove. The modern kitchen includes stone countertops, under-cabinet lighting, and convenient built-in laundry. This turn-key retreat also includes a dry boathouse, detached garage, and charming guest accommodations. The boathouse is a perfect place to unwind, relax, or play games - rain or shine. The upper-level suite offers panoramic lake views from a private balcony, ideal for guests or extended family. The additional bunkies with hydro provide extra comfort and versatility. Outdoor living is at its finest here! Entertain with ease using the outdoor grill station, or relax along stone pathways that lead through landscaped grounds, designed for privacy and beauty. Swim, kayak, or simply take in the stunning sunsets over the lake - the clean, rocky shoreline is perfect for it all. Located just a short drive from Tobermory's shops,



restaurants, and recreational attractions, this property offers a unique blend of serenity and convenience. Whether you're seeking a peaceful getaway or a place to host family and friends, this Lake Huron retreat is ready to welcome you. Are you ready to explore?
(id:6289)

Essential Information

Listing #	X12364186
Price	\$1,265,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	165 Simpson Avenue
Subdivision	Northern Bruce Peninsula
City	Northern Bruce Peninsula
Province	Ontario
Postal Code	N0H2R0

Amenities

Amenities	Fireplace(s), Separate Heating Controls
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Cul-de-sac, Wooded area, Irregular lot size, Rocky, Rolling, Partially cleared, Level, Carpet Free, Guest Suite
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water softener, Water Treatment, Dishwasher, Dryer, Furniture, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Wood
Lot Description	70 x 120 FT ; See surveys in Documents 1/2 - 1.99 acres
Foundation	Concrete, Slab

Listing Details

Listing Office RE/MAX GARDEN CITY REALTY INC, BROKERAGE



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