

\$699,900 - 170f Shorewood Road, North Bay (birchaven)

MLS® #X12409237

\$699,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Birchaven, North Bay (birchaven), Ontario

Welcome to your Trout Lake escape! This charming 1,493 sq. ft. year-round home offers 2 bedrooms, 2 full bathrooms, and sits on just under an acre of land with frontage on both sides of the road (see survey), giving you room to enjoy today and opportunities for future expansion. Originally built in 1974, the home was enhanced with a two-storey addition in 1994, creating a spacious rec room on the main level and a private primary suite above. The cozy lakeside living room features a propane fireplace for cozy evenings, while the rec room adds a second gathering space with an electric fireplace. Main floor laundry adds everyday convenience. This unique package includes not only the home but also a lakeside sleep bunkie, a trailer for extra company, and a large floating dock ready for summer fun on the water. Even better, the contents of the home, bunkie, and trailer are included, making this truly turn-key. A generator with panel, all appliances, outdoor furniture, and more are part of the offering. Whether you're enjoying quiet mornings on the dock, entertaining in the rec room, or planning your dream expansion, this Trout Lake property delivers the perfect blend of comfort, space, and potential.

(id:6289)



Essential Information

Listing #	X12409237
Price	\$699,900

Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	170f Shorewood Road
Subdivision	Birchaven
City	North Bay (birchaven)
Province	Ontario
Postal Code	P1B8G4

Amenities

Amenities	Beach, Park, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Sloping, Guest Suite
Parking Spaces	8
Parking	No Garage
View	Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Treatment, Furniture
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	94 x 430 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office	REALTY EXECUTIVES Local Group Inc. Brokerage
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