

\$949,000 - 37 Richards Lake Road, Carling

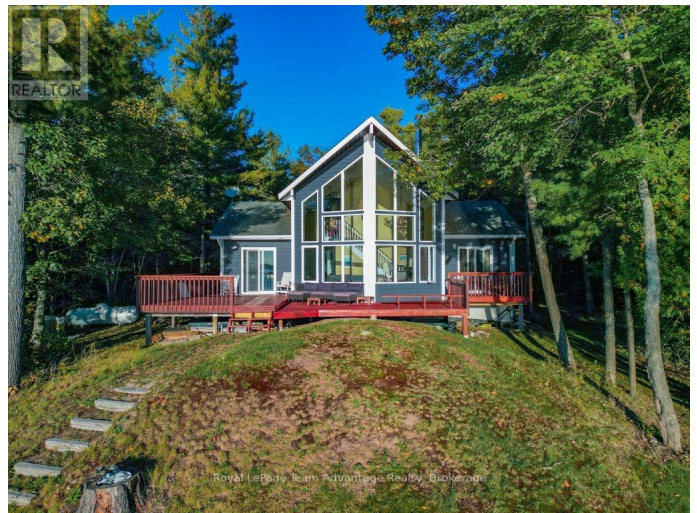
MLS® #X12434606

\$949,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Carling, Carling, Ontario

This stunning 3-bed, 2-bath Viceroy home sits on 3.2 acres of natural beauty with approximately 196 feet of straight-line frontage and over 500 feet of west-facing shoreline on pristine Georgian Bay providing unforgettable sunsets that change with the seasons. Whether you're looking for a full-time home or a four-season cottage this fully winterized property has everything you need including a large, direct-wired backup generator ensuring peace of mind especially in winter. Year-round access is provided by a municipally maintained road with the last mile privately plowed by residents. The home comes turnkey with tasteful furnishings and everything you need to start enjoying life on the Bay. Recent upgrades include: New (June 2025) stainless steel appliances in a refreshed kitchen, wood stove for those chilly evenings, quality laminate flooring throughout, fully insulated crawl space with newer pump, pressure tank, filtration and UV light, rebuilt oversized deck, extending your living space outdoors. Inside cathedral ceilings and scenic picture windows flood the great room with natural light and frame sweeping water views. The loft has been enclosed making it a versatile third bedroom or family room complete with two queen pullout sectionals. For additional guests there's a charming queen-size bunkie. A 40-foot rolling dock accommodates a power boat and can easily be adjusted to changing water levels. The spacious gently sloping lot is perfect for outdoor games and gatherings and is located



near Killbear Provincial Park. For convenience two general stores, two excellent restaurants and several marinas are nearby. Parry Sound is just a short drive away offering amenities, a district hospital and the world-renowned Festival of the Sound each summer. (id:6289)

Essential Information

Listing #	X12434606
Price	\$949,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	37 Richards Lake Road
Subdivision	Carling
City	Carling
Province	Ontario
Postal Code	P0G1G0

Amenities

Amenities	Hospital, Marina, Fireplace(s)
Utilities	Cable, Electricity, Electricity Connected
Features	Level lot, Wooded area, Rocky, Flat site, Level
Parking Spaces	6
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water Treatment
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Hardboard
Lot Description	502 x 540 Acre 2 - 4.99 acres
Foundation	Block

Listing Details

Listing Office	Royal LePage Team Advantage Realty
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Listing information last updated on October 29th, 2025 at 5:16am PDT