

\$597,500 - 10965 Highway 540, Gore Bay, Manitoulin Island

MLS® #2124303

\$597,500

3 Bedroom, 4.00 Bathroom,
Single Family on 3.00 Acres

N/A, Gore Bay, Manitoulin Island, Ontario

Welcome to 10965 Highway 540. This spacious bungalow offers over 2,000 sq. ft. of one-floor living, set on more than 3 acres of land with no neighbours in sight and beautiful water frontage on Ice Lake. Owned by the original owner and now vacant for quick possession, this property combines privacy, comfort, and convenience just under 10 km from Gore Bay. The private beach area provides a peaceful setting for swimming, paddle boarding, kayaking, or simply enjoying the tranquility of the lake. Inside, the home features three bedrooms and four bathrooms, including a primary suite complete with a cedar-lined walk-in closet, a luxurious ensuite with a jacuzzi tub, and a walkout to the south-facing deck. The kitchen also opens onto the large back deck, creating an ideal space for outdoor dining and entertaining. From the attached garage, there is direct access to a utility and laundry room with a handy two-piece bathroom. The crawl space has been spray foamed for added efficiency, and the shingles were replaced approximately five years ago, ensuring peace of mind. An additional dug well on the property services all gardening needs without impacting the household water supply, while a Generac generator provides reliable backup during power outages. For recreation, the property is only 8 km from the local public golf course and 16 km from the Gore Bay–Manitoulin Airport,



making it a convenient yet secluded retreat. With thoughtful features and a stunning location, this property is a wonderful opportunity to enjoy the best of country and lakefront living on Manitoulin Island. Book your viewing today! (id:6289)

Essential Information

Listing #	2124303
Price	\$597,500
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Acres	3.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	10965 Highway 540
Subdivision	N/A
City	Gore Bay, Manitoulin Island
Province	Ontario
Postal Code	P0P1H0

Amenities

Amenities	Airport, Golf Course, Schools, Shopping
Parking	Gravel
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Heating	Heat Pump
# of Stories	1

Exterior

Exterior	Vinyl siding
Roof	Asphalt shingle

Poured Concrete

Listing Office ROYAL LEPAGE NORTH HERITAGE REALTY, BROKERAGE
(MINDEMOYA)



Listing information last updated on October 30th, 2025 at 3:01pm EDT