

# \$1,688,888 - 55 Lake Drive N, Georgina (historic Lakeshore Communities)

MLS® #N12116136

**\$1,688,888**

4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Historic Lakeshore Communities, Georgina  
(historic Lakeshore Communities), Ontario

Attention Investors! An incredible investment opportunity awaits! Whether you're looking to grow your rental portfolio or start a vacation rental business, this property is packed with potential. This property is perfect for Airbnb or rental income ventures. Key features include: Legal duplex designation with a visible plate on the front of the house. Three units, each with private entrances, offering flexible rental options. Private dock and deeded lake access for year-round enjoyment. The town has started the process for owner purchase of the waterfront land across the street an exciting added value opportunity! 200-amp electrical service, ensuring reliable power for all units. Metal Roof, Furnace 2021, A/C 2022, Hot water Tank Owned 2016. Basement walls Double Insulated. A spacious three-door garage for storage or additional use. A large lot with plenty of parking in both the front and back. This property has incredible potential, whether for short-term rentals, long-term tenants, or a mix of both. UPPER & BASEMENT UNITS, Already (TENANTED). Legal Duplex With 3rd Sep. Unit In Bsmnt (Can Apply To Make 3rd Unit Legal) On Massive Waterfront Lot! Widens To 82Ft In Rear. Unobstructed Western Lakefront Views! Private Dock + Steps To Boat Launch. Detached 3.5 Car Garage. Instant Lake Access In Winter For Ice Fishing! Upper Unit



1500Sqft: 4 Bedrooms(Converted To 3) + 2  
Baths, Kitchen, Dining, Laundry, 2 Decks  
(Front And Back). Main Unit 550Sqft: 1  
Bedroom + 1 Bath, Kitchen, Dining And  
Walk-Out Patio. Bsmnt Unit 450Sqft: Walk-Up  
Big Bachelor + 1 Bath + Side Private Patio.  
The seller assumes no responsibility for the  
accuracy of measurements or any others. The  
buyer is advised to conduct their own  
independent investigations and due diligence."  
(id:6289)

## Essential Information

Listing #	N12116136
Price	\$1,688,888
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	55 Lake Drive N
Subdivision	Historic Lakeshore Communities
City	Georgina (historic Lakeshore Communities)
Province	Ontario
Postal Code	L4P1A5

## Amenities

Amenities	Beach, Fireplace(s)
Utilities	Cable, Electricity, Wireless, Electricity Connected, Natural Gas Available, Telephone, Sewer
Features	Irregular lot size, Flat site, Carpet Free, Sump Pump, In-Law Suite
Parking Spaces	11
Parking	Covered, Detached Garage, Garage
# of Garages	2
View	View, View of water, Direct Water View
Is Waterfront	Yes

Waterfront

Waterfront

## Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Central Vacuum, Range, Water Heater, Water meter, All, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Ventilation system
Fireplace	Yes
Basement	Apartment in basement

## Exterior

Exterior	Aluminum siding, Stone
Lot Description	67.5 x 219 FT 1/2 - 1.99 acres
Foundation	Block

## Listing Details

Listing Office CENTURY 21 LEADING EDGE REALTY INC.



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