

# \$339,000 - 40586b Shore Rd Allowance Road, Brock

MLS® #N12132809

**\$339,000**

4 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Rural Brock, Brock, Ontario

Welcome to your Ultimate Island Escape on beautiful Thorah Island, Lake Simcoe. This exceptional freehold waterfront property offers 93' feet of pristine shoreline, perfect for those seeking tranquility, recreation, and a turnkey cottage lifestyle. Enjoy crystal-clear waters ideal for swimming, boating, fishing, and all waterfront activities! This rare opportunity comes complete with an 18' Bowrider Power Boat, 60' dock, boat and jet-ski lifts, ATV, Snow Machines, and even an ice fishing hut, ready for year-round enjoyment. The main cottage is Fully Insulated and thoughtfully designed with vaulted ceilings, in a Modern Rustic Aesthetic, with Updated electrical, Plumbing, and a Waterloo septic system (2017). A Screened-In Sun Porch offers a peaceful, bug-free space to unwind while taking in Stunning Lake Views. Guests will love the privacy of separate Sleeping Bunkies, and the Wood-Fired Sauna adds a special touch of luxury. From evening bonfires by the water to early morning paddles, this is a true Island Paradise, offering the best of Lake Simcoe at an exceptional value. Don't miss this opportunity to own a Turn-Key Cottage getaway just a short boat ride from the mainland and 90 min from Toronto. One of Lake Simcoe's best-kept secrets. (id:6289)



## Essential Information

Listing #                      N12132809

Price	\$339,000
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	40586b Shore Rd Allowance Road
Subdivision	Rural Brock
City	Brock
Province	Ontario
Postal Code	L0K1A0

### Amenities

Amenities	Beach, Marina
Utilities	Cable, Electricity, Electricity Connected
Features	Level lot, Guest Suite, Sauna
Parking Spaces	2
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Water Heater, Dryer, Sauna, Washer, Refrigerator
Heating	Electric Other
# of Stories	1

### Exterior

Exterior	Vinyl siding
Lot Description	93.6 x 170.7 FT ; 93.64'X170.73'X109.27'X190.01' under 1/2 acre
Foundation	Unknown

### Listing Details

Listing Office	CENTURY 21 LEADING EDGE REALTY INC.
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