

# \$1,749,000 - 41 Sunnypoint Drive, Innisfil

MLS® #N12454899

**\$1,749,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Rural Innisfil, Innisfil, Ontario

Lake Simcoe Waterfront Opportunity. Rare offering with panoramic lake views and endless potential. Features a spacious living room with a cozy fireplace and multiple bedrooms for family and guests. Enjoy a boathouse with marine rails and a large Muskoka room above - a true rarity on Lake Simcoe. Detached 2-car garage, walkout to a large deck, or relax by the water. Located on a quiet street just minutes to Friday Harbour, golfing, shopping, and restaurants. Only 1 hour North of Toronto. Ideal for investors, builders or visionaries. Don't miss this incredible opportunity to live and play on Lake Simcoe! (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | N12454899     |
| Price     | \$1,749,000   |
| Bedrooms  | 4             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 41 Sunnypoint Drive |
| Subdivision | Rural Innisfil      |
| City        | Innisfil            |
| Province    | Ontario             |

Postal Code L9S2X4

## Amenities

Amenities Beach, Golf Nearby, Marina, Fireplace(s)  
Utilities Cable, Electricity, Electricity Connected, Natural Gas Available, Telephone  
Features Flat site, Carpet Free  
Parking Spaces 5  
Parking Detached Garage, Garage  
# of Garages 2  
View View of water, Direct Water View  
Is Waterfront Yes  
Waterfront Waterfront

## Interior

Appliances Furniture, Window Coverings  
Heating Electric Forced air  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 1  
# of Stories 2

## Exterior

Exterior Vinyl siding, Wood  
Exterior Features Landscaped, Lawn sprinkler  
Lot Description 62.9 x 184.2 Acre  
Foundation Concrete, Stone

## Listing Details

Listing Office FOREST HILL REAL ESTATE INC.



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