

\$1,750,000 - 3527 Riva Avenue, Innisfil

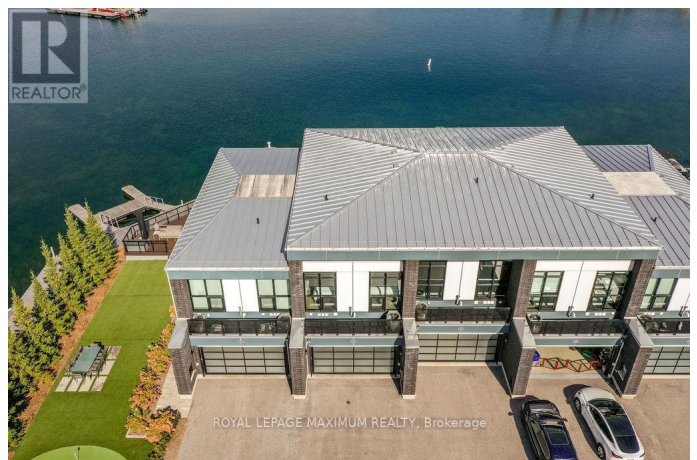
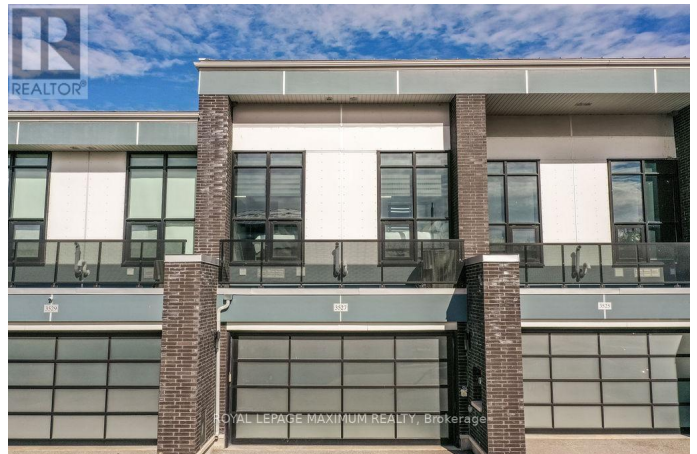
MLS® #N12477828

\$1,750,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Innisfil, Innisfil, Ontario

Rare 4-Bedroom Waterfront Retreat in Friday Harbour Resort! Welcome to this customized and uniquely designed marina townhome located in the prestigious Friday Harbour Resort. This exceptional property features a rare 4-bedroom layout on the second floor, thoughtfully divided into two private wings- each with 2 bedrooms and a full bathroom, creating the perfect setup for two families or multi-generational living. Ideally situated directly across from the Beach Club and just steps from the lake, this home offers the ultimate in convenience and lifestyle. The main floor boasts soaring 10-ft ceilings, elegant black cabinetry, stainless steel appliances, and a massive centre island-ideal for gathering and entertaining. The open-concept living and dining areas offer breathtaking lake views and flow seamlessly onto a private, spacious deck-just steps from your own exclusive boat slip. Upstairs, the primary bedroom features a walk-out to a wide balcony, the perfect spot to enjoy a peaceful morning coffee with panoramic water views. The 2-car garage is equipped with epoxy floors, slat walls for added organization, and even includes a second fridge. Recently operated as a successful Airbnb rental, this turn-key opportunity can continue seamlessly, as the property is available fully furnished. Whether you're seeking an income-generating investment or a personal waterfront retreat, this home offers the best of both worlds-generate revenue while keeping it



available for your own enjoyment whenever desired. Enjoy all the world-class amenities Friday Harbour has to offer: a championship golf course, private beach, marina, nature trails, shops, restaurants, a grocery store, and year-round entertainment. This is more than just a home-it's a lifestyle. (id:6289)

Essential Information

Listing #	N12477828
Price	\$1,750,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3527 Riva Avenue
Subdivision	Rural Innisfil
City	Innisfil
Province	Ontario
Postal Code	L9S0L5

Amenities

Amenities	Beach, Golf Nearby, Marina
Features	Cul-de-sac, Carpet Free
Parking Spaces	6
Parking	Garage
# of Garages	1
View	View, View of water, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Outdoor pool, Inground pool

Interior

Appliances	Dishwasher, Dryer, Garage door opener, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Concrete
Lot Description	20 x 77.1 FT
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE MAXIMUM REALTY



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