

\$997,000 - 437 Champlain Road, Penetanguishene

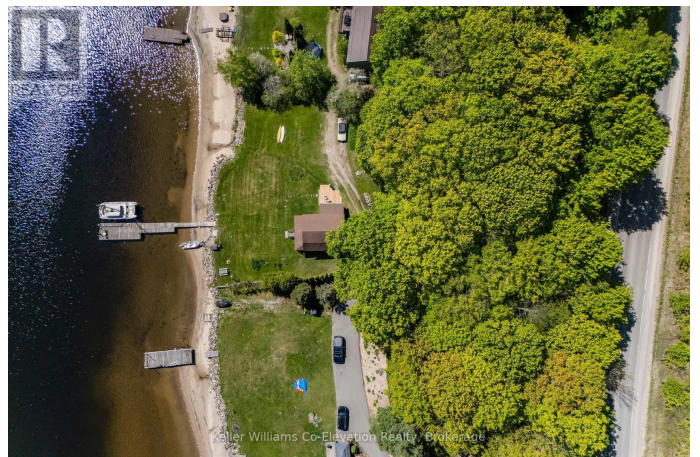
MLS® #S12166975

\$997,000

4 Bedroom, 1.00 Bathroom,
Single Family on 163.00 Acres

Penetanguishene, Penetanguishene, Ontario

Welcome to your slice of Georgian Bay paradise! Just 2 hours north of the GTA and minutes from the charming town of Penetanguishene, this rare waterfront gem offers 158 feet of private shoreline with a soft sandy beach--perfect for barefoot mornings, sunset bonfires, or launching your kayak for a peaceful paddle. Enjoy the best of both worlds with shallow entry for swimming and play, plus deep water docking for your sailboat or motorboat. Situated directly across the water from the King's Wharf Theatre, you'll be treated to views of sailboats and cruisers gliding past on their way into Penetang Harbour. From your dock, it's a short boat ride to the world-famous Dock Lunch for fish and chips on the patio, or a scenic day trip to Beausoleil Island in Georgian Bay Islands National Park. The rustic 4-bedroom, 1-bath, 2-storey log home is simple, cozy, and full of charm--an ideal canvas to create the waterfront lifestyle you've been dreaming of. The real value here lies in the land, the location, and the legacy. Whether you're seeking a family cottage, a serene retreat, or a base for big water adventures, this property offers all of that and more. Watch the sunrise from your front yard on the bay, explore endless boating routes, and reconnect with what matters most. This is a place where stories are told, laughter echoes off the water, and time slows down just enough for you to truly live. Properties like this don't come up often--especially ones with this much



shoreline, this kind of beach, and this close to town. If you've been waiting for the right opportunity, this might just be it! (id:6289)

Essential Information

Listing #	S12166975
Price	\$997,000
Bedrooms	4
Bathrooms	1.00
Acres	163.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	437 Champlain Road
Subdivision	Penetanguishene
City	Penetanguishene
Province	Ontario
Postal Code	L9M1S5

Amenities

Amenities	Beach, Golf Nearby, Hospital
Utilities	Cable, Electricity, Wireless, Electricity Connected, Telephone
Features	Wooded area, Irregular lot size, Flat site, Level, Hilly
Parking Spaces	8
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood, Log
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Foundation

Concrete, Stone

Listing Details

Listing Office

Keller Williams Co-Elevation Realty, Brokerage



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Listing information last updated on October 16th, 2025 at 3:01pm EDT