

\$1,099,000 - 409 Pheasant Lane, Midland

MLS® #S12271770

\$1,099,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Midland, Midland, Ontario

Can you imagine waking up each day to the serene beauty and adventure that Georgian Bay has to offer? This rare waterfront gem sits on a quiet lane and offers the perfect blend of year-round comfort and cottage-style charm. Nestled on a 51 x 223-foot lot with crystal-clear waters and a sandy-bottom shoreline, this 4-season home is your gateway to a relaxed yet active lifestyle. Enjoy over 2,000 sq.ft. of living space designed to maximize the panoramic bay views. The open-concept main level features a wall of windows that flood the living and dining areas with natural light and frame the stunning water vistas. Step out onto the deck to savour your morning coffee or unwind with evening drinks while soaking in the sunset. With 3 bedrooms and 2 full baths, there is loads of room for family and guests. The bright, walk-out lower level offers nearly 1,100 sq.ft. of flexible space including a second kitchen, cozy family room with gas fireplace, 2 additional bedrooms, bathroom, and laundry; perfect for the in-laws, guests, or entertaining. A rare boathouse with marine railway and steel break wall is already in place and a valuable asset in this region. Your boat will be safe, sheltered, and ready for your next adventure on the Trent Waterway or enjoying trips to the breathtaking 30,000 Islands of Georgian Bay. The oversized four-car garage (1,200+ sq.ft.) is ideal for storing vehicles, water toys, or setting up a workshop. Whether you are swimming from the beach, diving into deep waters off the



dock, or just lounging with a book, every day feels like a getaway. Just minutes to downtown Midland's shops, restaurants, and charming waterfront. This home offers both an incredible lifestyle and incredible value with room to grow. Whether you keep it as your peaceful retreat or build your dream escape, this is waterfront living at its finest. (id:6289)

Essential Information

Listing #	S12271770
Price	\$1,099,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	409 Pheasant Lane
Subdivision	Midland
City	Midland
Province	Ontario
Postal Code	L4R5H3

Amenities

Amenities	Beach, Hospital, Fireplace(s)
Utilities	Cable, Electricity, Electricity Connected, Natural Gas Available, Telephone
Features	Cul-de-sac, Wooded area, Carpet Free, In-Law Suite
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
View	View, View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	52.1 x 223.2 FT ; 49.98 X 235.8 X 52.1 X 223.24 under 1/2 acre
Foundation	Block

Listing Details

Listing Office CENTURY 21 B.J. ROTH REALTY LTD.



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