

# \$799,000 - 1933 Bushy Bay Road, Greater Sudbury (sudbury)

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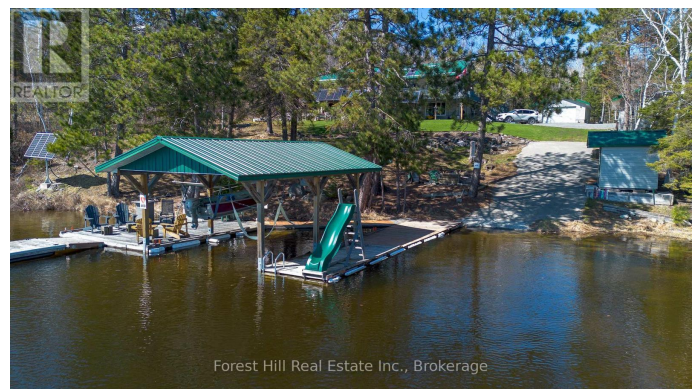
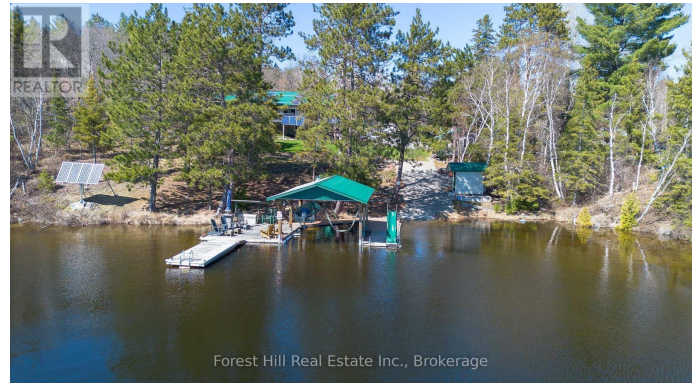
MLS® #X12029771

**\$799,000**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Sudbury, Greater Sudbury (sudbury), Ontario

Experience year round off-grid luxury living. This stunning Lake Wanapitei Waterfront Home sits on 1.54-acre with 147 feet of shoreline with all day sun southern exposure. This 1,260 sq. ft. offers three bedrooms with an open concept kitchen, living and Dining room, one full bathroom with a washer and dryer, plus a partial basement bathroom. Featuring ash cabinetry, porcelain tile, and hardwood flooring, the home is both stylish and functional. Stay warm with a propane furnace, fireplace, and wall heater. Power is supplied by a 4,040W solar system, a 1kW wind turbine, and a 20kW diesel generator, ensuring uninterrupted power since 2003. For those that are worried about off-grid living, a \$20,000 deposit has been paid toward a hydro connection project slated for this summer. Additional buildings include a 22' x 18' bunkie attached to the main house via the lakeside deck, a 24' x 36' detached garage with abundant shelving, and two 10' x 20' sea-cans spaced 10 feet apart with flooring and a roof for extra storage. Outdoor amenities feature a 26' x 11' sauna/gazebo, on the concrete boat launch, two large docks with remote-controlled double boat lifts, and a small waterfront shed for fishing gear. A dock slide adds fun for kids. Included are DC-powered appliances (fridge, fridge-freezer, and freezer) and a 2,270-litre gas tank with an electric pump for easy filling of boats, UTVs, and snowmobiles and fuel is



often delivered at a cost lower-than-pump prices. Located in the heart of snowmobile and ATV trails, this property is a fishing paradise with over 12 fish species and prime spots nearby. Enjoy seclusion with convenient access to essential services. Don't miss this rare opportunity to own a self-sustaining waterfront retreat with modern comforts. Schedule your private viewing today! (id:6289)

Essential Information

Listing #	X12029771
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Half Baths	2
Acres	0.00
Type	Single Family
Style	Raised bungalow

Community Information

Address	1933 Bushy Bay Road
Subdivision	Sudbury
City	Greater Sudbury (sudbury)
Province	Ontario
Postal Code	P0M3C0

Amenities

Amenities	Marina, Fireplace(s)
Features	Wooded area, Irregular lot size, Sloping, Partially cleared, Waterway, Lighting, Country residential, Solar Equipment
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water purifier, Freezer, Refrigerator
Heating	Propane Forced air
Fireplace	Yes
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	44.8 x 105.9 M
Foundation	Block

## Listing Details

Listing Office      Forest Hill Real Estate Inc.



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Listing information last updated on October 12th, 2025 at 8:16pm EDT