

\$1,099,000 - 18 Pine Valley Drive, Carling

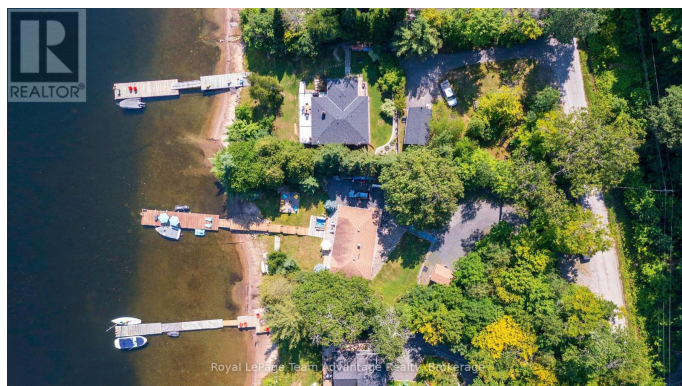
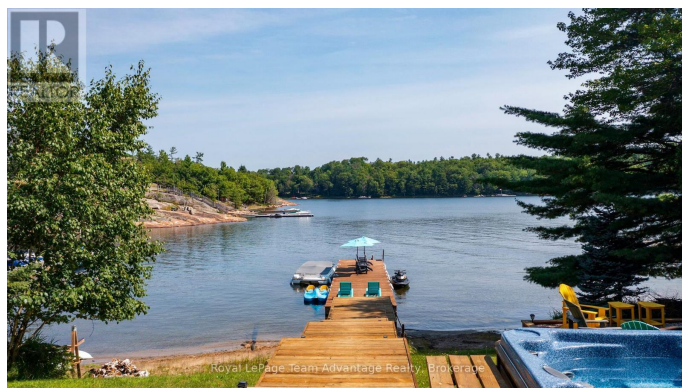
MLS® #X12137244

\$1,099,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Carling, Carling, Ontario

Pride of ownership is visible at every turn with this immaculately maintained property. Experience the unfailing beauty of the Georgian Bay on the sheltered shores of Dent Bay with this charming 1,172 sq.ft 3-bedroom, 1 bath brick bungalow. Enjoy the serene bayside water views from the wall of windows leading to a flagstone patio with a hot tub and outdoor dining area, your personal haven for relaxing. It also leads to the walkway to the 60' floating dock with plenty of water depth for deep draft boats. Access to the beach waterfront is by a gentle sloping walkway or down from the lawn area. The open-concept main floor complete with a wood-burning fireplace is perfect for indoor dining & entertaining. The master bedroom offers serene bay views. You'll also find a guest bedroom with relaxing water views. At the aft of the home is the 3rd bedroom with forest views and private charm. There's a 4-pc bath with a glassed-in tub and shower. The full-size lower level significantly expands the functionality of the home with a large family room, large laundry room, storage room and separate utility room. This charming property is ideally situated just 15 minutes north of the Town of Parry Sound on the fresh, clear waters of the "Big Sound," a boater's dream with deep waters and consistent winds, beckoning just through Killbear Gap to the vast Georgian Bay. As part of the Bayview Subdivision Association, you have access to trails and 6 beaches. Summers are perfect for



boating, winters offer abundant snow activities, golf is a mere 10 minutes away and numerous seasonal and year-round restaurants and marinas are in the area. This Georgian Bay gem is just a short drive to Parry Sound's amenities. Embrace the waterfront lifestyle and unwind in your new retreat! NOTE: Immediate possession is a possibility. (id:6289)

Essential Information

Listing #	X12137244
Price	\$1,099,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	18 Pine Valley Drive
Subdivision	Carling
City	Carling
Province	Ontario
Postal Code	P0G1G0

Amenities

Amenities	Golf Nearby, Marina
Utilities	Wireless
Features	Hillside, Wooded area, Conservation/green belt
Parking Spaces	10
Parking	No Garage
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Water Heater, Water purifier
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Heating	Propane Forced air
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	102 x 234 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office Royal LePage Team Advantage Realty



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