

\$1,390,000 - 1 Loon Bay, Carling

MLS® #X12154337

\$1,390,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Carling, Carling, Ontario

Rare Georgian Bay Offering Over 29 Private Acres with Expansion Potential on Georgian Bay. Introducing a truly exceptional land banking and lifestyle opportunity on iconic Georgian Bay where privacy, scale, and scenic beauty come together in perfect harmony. Set on over 29 acres with an impressive 1,400+ feet of natural granite shoreline, this striking property is just minutes from Killbear Provincial Park, nearby marinas, and boat launches. For those seeking even more, three adjoining parcels are also available, offering a rare chance to expand your holdings to over 81 acres on prime Georgian Bay frontage. Expertly crafted by Distler Construction, the winterized furnished cottage offers over 2,000 sq. ft. of thoughtfully designed living space. Featuring three bedrooms across two levels, the layout includes a private principal suite complete with a walk-in closet and luxurious ensuite. Elevated on a scenic peninsula, the cottage's unique design takes full advantage of breathtaking southern views across Loon Bay. A spacious sundeck invites you to relax in the all-day sun, while the attached garage provides ample storage for all your recreational toys and equipment. This water-access property is a dream for boating and water enthusiasts, with sheltered deep-water docking and dual frontage on both Loon Bay and Deep Bay. Whether you're seeking a private family retreat, a recreational investment, or a rare Georgian Bay



land-banking opportunity, this property offers endless possibilities. The legacy begins hereon the pristine shores of Georgian Bay.
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Essential Information

Listing #	X12154337
Price	\$1,390,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1 Loon Bay
Subdivision	Carling
City	Carling
Province	Ontario
Postal Code	P0G1G0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Irregular lot size
Parking Spaces	1
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Window Coverings
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Wood
Lot Description	3537.6 x 1967 FT 25 - 50 acres
Foundation	Concrete

Listing Details

Listing Office Engel & Volkers Parry Sound



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