

# **\$649,900 - 1346 Wahta #2 Road S, Georgian Bay (gibson)**

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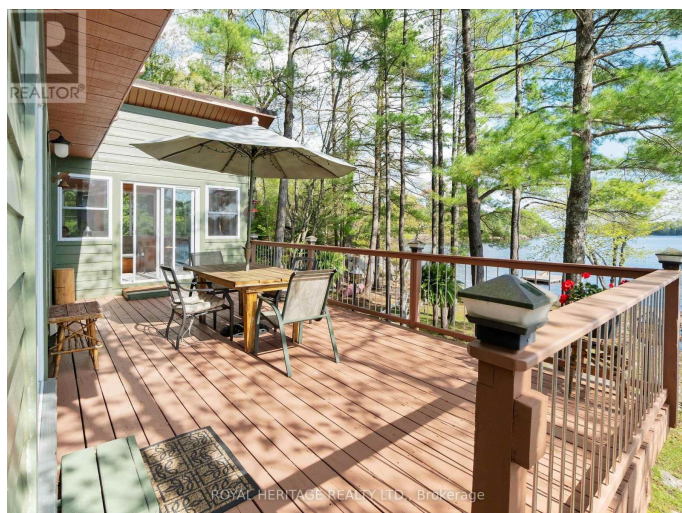
MLS® #X12155332

**\$649,900**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Gibson, Georgian Bay (gibson), Ontario

Get ready for an exciting new chapter on this beautiful lake in Muskoka. Just steps from the water's edge, this fabulous 2-storey cottage offers 3-season living with over 300 ft. of spectacular south-west facing shoreline. Sitting in its own bay on over an acre of leased land, the property boasts privacy, sandy beach, and water surrounds. Gather on the dock for swimming, fishing and boating activities or lounge on any of the multiple decks. With 4 sets of sliding doors, 5 skylights and south western exposure, natural light fills the bright interior. The cottage features 1436 sq. ft. of fully furnished airy living space, including 3 bedrooms, 2 baths, a spacious second floor, and classic Muskoka sunroom. The fully equipped kitchen has water and forest views and ample space to prepare summer meals. The large and inviting open concept living space boasts double sliding doors, a roomy deck overlooking the lake, and a wood-burning stove. The sunroom beckons for morning coffee, card games, or reading. A curved wooden staircase leads to the upper floor, with a king bedroom and a second bedroom ideal for guests or a home office, and another elevated deck with spectacular lake views. The attic offers great potential for a spacious loft retreat. A bright modern new second bathroom has an operable skylight to bring the outdoors in. Outside, there are 3 accessory buildings. One is presently a



workshop/pumphouse/utility room, another a discreet outhouse. The third could be an ATV garage, art studio, recording studio, childrens playhouse, or private office. The double garage doors open towards the yard and the lake. Lots of storage areas both inside and outside the cottage plus a boat storage room to hold canoe, kayaks, and water toys. Just 2 hours from Toronto, you're a short drive off Hwy 400 and 15 min to beautiful Bala. This cottage has been extensively upgraded over the past few years and is ready for the next owner to move in this summer. (id:6289)

### Essential Information

Listing #	X12155332
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land

### Community Information

Address	1346 Wahta #2 Road S
Subdivision	Gibson
City	Georgian Bay (gibson)
Province	Ontario
Postal Code	P0C1A0

### Amenities

Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Sloping
Parking Spaces	6
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Water Heater, Water Treatment
Heating	Wood Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior	Wood
Lot Description	375 x 130.1 FT 1/2 - 1.99 acres
Foundation	Block

## Listing Details

Listing Office ROYAL HERITAGE REALTY LTD.



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