

\$645,000 - 85 Simpson Avenue, Northern Bruce Peninsula

MLS® #X12172130

\$645,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Northern Bruce Peninsula, Northern Bruce Peninsula, Ontario

WATERFRONT COTTAGE MINUTES TO THE VILLAGE OF TOBERMORY! 1025 sq ft living space. Close to all amenities, recreation, shops & the ferry. Stunning shoreline views from the living room!!! The sunroom makes you feel like you're right on the water, perfect spot for family game nights, and dining. Located on a protected channel - perfect for boats, canoeing & kayaking! This cute place is a true "rustic" cottage. Both the kitchen & living room feature a vaulted ceiling with exposed log beams! Huge primary bedroom with large closet. Two additional bedrooms featuring high vaulted ceilings giving a large feel to them! 3pc bathroom, with shower. Cottage comes furnished! There is even a finished Bunkie, 14' by 12'. Metal Roof on Cottage! Great spot for the kids, not to mention the very large storage shed/workshop, 16' by 10. More than \$100K spent in recent upgrades. New deck, flooring, kitchen...too many items to list. Option to purchase with existing furniture. (id:6289)

Essential Information

Listing #	X12172130
Price	\$645,000
Bedrooms	3
Bathrooms	1.00



Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	85 Simpson Avenue
Subdivision	Northern Bruce Peninsula
City	Northern Bruce Peninsula
Province	Ontario
Postal Code	N0H2R0

Amenities

Utilities	Electricity
Features	Irregular lot size, Carpet Free
Parking Spaces	3
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Hood Fan, Stove, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Window air conditioner
# of Stories	1

Exterior

Exterior	Aluminum siding
Lot Description	66.8 x 234.2 FT ; 69.77ft x 213.91ft x 73.90ft x 234.19ft under 1/2 acre
Foundation	Stone

Listing Details

Listing Office	ROYAL STAR REALTY INC.
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