

\$2,495,000 - 130 South Shore Road, Northern Bruce Peninsula

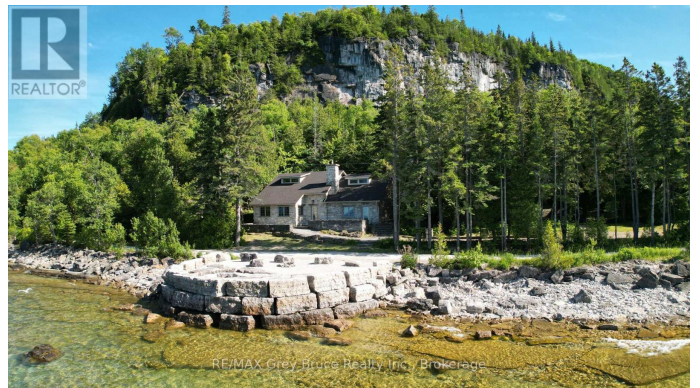
MLS® #X12186303

\$2,495,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Northern Bruce Peninsula, Northern Bruce Peninsula, Ontario

Known as the "Rock House," this distinctive and remarkable two-story stone cottage, has served as a family retreat for generations. Nestled on 2.5 acres, this fully renovated cottage boasts an addition completed between 2006 and 2008. It features exquisite stonework both inside and out, complemented by a beautifully designed flagstone patio where one can unwind and take in the stunning views of Georgian Bay. The property extends to 664 feet of shoreline, complete with a shore well and firepit located at the deeded waterfront. Envision gathering with family and or friends by the fire pit under the night sky, perhaps stargazing on a clear evening. Upon entering the cottage, a warm, welcoming great room greets you, alongside a living/dining area with a snug woodstove insert, a galley-style kitchen, two spacious bedrooms, a two-piece powder room, laundry amenities, and a three-piece bathroom, all situated on the main floor. The upper level houses two more bedrooms and a loft space that doubles as additional sleeping quarters. Plenty of storage throughout. The cottage is equipped with in-floor heating and electric baseboard heaters. Additional features include an outdoor stone refrigerator room, a sauna for post-swim relaxation in Georgian Bay's invigorating waters, and a boathouse/storage area for watercraft and gear. Moreover, the property is



outfitted with a shore well, a drilled well, an aerobic system, and a crawl space insulated with spray foam. The exterior showcases stone and Hardie board siding. This unique estate lies against the backdrop of the escarpment in Barrow Bay, in proximity to the Bruce Trail and a brief drive from the village of Lion's Head. The property fronts the waterfront (664 feet), separated by a traveled road, with the seller owning the waterfront land across. Taxes are \$3,967.17. Cottage can be used for year round living. One must see it to truly appreciate it! Located on quiet No Exit Road. Please do not enter the property without a REALTOR (id:6289)

Essential Information

Listing #	X12186303
Price	\$2,495,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	130 South Shore Road
Subdivision	Northern Bruce Peninsula
City	Northern Bruce Peninsula
Province	Ontario
Postal Code	N0H1W0

Amenities

Amenities	Hospital, Schools
Utilities	Electricity, Electricity Connected, Wireless, Telephone
Features	Cul-de-sac, Wooded area, Partially cleared, Carpet Free, Sauna
Parking Spaces	6
Parking	No Garage

View	Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dryer, Furniture, Water Heater, Microwave, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Radiant heat
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone
Lot Description	664 x 235.9 FT 2 - 4.99 acres
Foundation	Block, Slab, Poured Concrete

Listing Details

Listing Office	RE/MAX Grey Bruce Realty Inc.
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