# \$324,900 - 16 Muskie Bay Lake Nipissing, Nipissing

MLS® #X12342928

## \$324,900

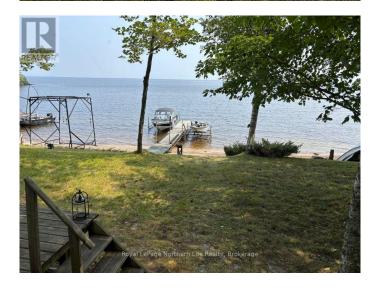
3 Bedroom, 1.00 Bathroom, Single Family on 0.00 Acres

Nipissing, Nipissing, Ontario

Welcome to Muskie Bay your slice of lakefront paradise on the south shore of Lake Nipissing. Just a scenic 15-minute boat ride from Hunters Bay Marina, Wades Landing, or Fish Bay Marina, this water-access retreat offers 187 feet of pristine shoreline and backs directly onto thousands of acres of untouched Crown Land. Built in 1964 and beautifully preserved, this charming approximately 700 sq. ft., 3-bedroom cottage puts you right on the lake the true highlight of this property. Whether you're swimming off the dock, casting a line at dawn, or simply enjoying the view, life here revolves around the water. As a bonus, there's a bunkie overlooking the lake perfect for guests, an afternoon nap, or a quiet place to take in the scenery. The property also boasts amazing wild blueberry patches, so you can enjoy fresh-picked treats all summerlong. Additional features include a pebbled beach with a sandy bottom for swimming, a private dock, boatlift, 2-piece bathroom plus a separate shower room with on-demand hot water, a 14' x 22' storage shed, 2propane fridges, oven, water pump, generator, and included furnishings making it ready for you to enjoy from day one. Golden mornings, pink-painted nights this is life on the lake. (id:6289)







#### **Essential Information**

Listing # X12342928

Price \$324,900

Bedrooms 3

Bathrooms 1.00

Half Baths 1

Acres 0.00

Type Single Family

Sub-Type Freehold
Style Bungalow

# **Community Information**

Address 16 Muskie Bay Lake Nipissing

Subdivision Nipissing
City Nipissing
Province Ontario
Postal Code P0H1W0

#### **Amenities**

Features Partially cleared, Waterway, Dry

Parking No Garage

View View of water, Direct Water View, Unobstructed Water View

Is Waterfront Yes

Waterfront Waterfront

#### Interior

Appliances Hot Water Instant, Stove, Refrigerator

Heating Other Cooling None

# of Stories 1

## **Exterior**

Exterior Insul Brick, Wood

Exterior Features Landscaped

Lot Description 187.8 x 257.5 FT

Foundation Block

# **Listing Details**

Listing Office Royal LePage Northern Life Realty, Brokerage





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