

\$825,000 - 38 Bay Shore Avenue S, Northern Bruce Peninsula

MLS® #X12399127

\$825,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Northern Bruce Peninsula, Northern Bruce Peninsula, Ontario

Welcome to the Bruce Peninsula where your cares slip away as you relax by the water, or while enjoying an evening of stargazing around the campfire. Can you imagine! Here on the shores of Baptist Harbour you will find this 4-season home built in 2020 with 1120 square feet of finished space on the main level and potential to complete an additional 398 square feet in the walkout lower level. The living room, dining room and kitchen with cathedral wood ceilings and beautiful vinyl flooring, are warm and inviting and feature open plan living, providing a place for friends and family to gather. A walkout to a covered deck allows for time spent outdoors in all types of weather plus there is an incredible 892 square feet of additional outdoor deck space that wraps around most of this home. The property features two bedrooms on the main floor, as well as a 4-pc bath. The third bedroom is currently being used as an laundry room and entryway but can be easily converted back to a bedroom with a walkout to the deck. Downstairs there is a roughed in bathroom and walkout bonus space awaiting your finishing touches. With ceilings and walls finished, most of the work has been completed. Extra storage space for the toys or a workshop area is no problem with the finished, heated, built-in, garage. For added warmth in the lower level and garage, in-floor



heating has also been roughed in. The waters of Baptist Harbour with access to Lake Huron are great for swimming, canoeing, kayaking, boating and fishing. Bay Shore Ave South is located within a ten-minute drive of Tobermory where you will find many tourist activities for you and your guests. Experience the Grotto, Singing Sands Beach, the Bruce Trail, boat tours, as well as restaurants and amenities. Come have a look and make this your full-time residence or your retreat from city life.

(id:6289)

Essential Information

Listing #	X12399127
Price	\$825,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	38 Bay Shore Avenue S
Subdivision	Northern Bruce Peninsula
City	Northern Bruce Peninsula
Province	Ontario
Postal Code	N0H2R0

Amenities

Amenities	Marina, Schools
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Cul-de-sac, Wooded area, Irregular lot size, Rolling, Partially cleared, Waterway, Open space, Dry, Level, Carpet Free
Parking Spaces	4
Parking	Garage
# of Garages	1
View	View of water, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water Heater, Water Treatment, Dryer, Furniture, Garage door opener, Microwave, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Concrete, Vinyl siding
Lot Description	157.5 x 285.9 FT 1/2 - 1.99 acres
Foundation	Concrete

Listing Details

Listing Office	RE/MAX Grey Bruce Realty Inc.
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