

# \$649,900 - 574b Laing Road, Parry Sound Remote Area (blair)

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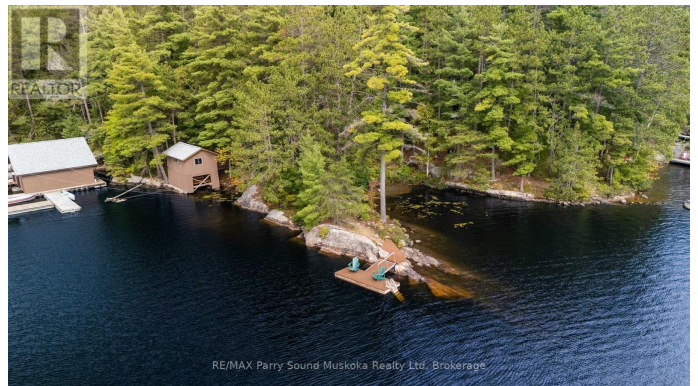
MLS® #X12399151

**\$649,900**

1 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Blair, Parry Sound Remote Area (blair),  
Ontario

A stunning, move in ready, waterfront cottage, potential home and/or investment property. This property has been loved by the same family for over 50 years. Located in the Parry Sound District in an unorganized township w/ no building permits required. Lost Channel provides approximately 65 km of boating. Part of the Pickerel River System which is stocked w/ pickerel. Enjoy a relaxing boat ride down to Wilson Lake & explore the little town of Port Loring, offering Restaurants, LCBO, Hardware stores, Legion, Bakery, antique store, bait shop & more. Abutting thousands of acres of crown land w/ OFSC snowmobiling trail nearby, ATVing & hunting from your doorstep. A spectacular 1.1 acre property w/ 244 feet of waterfront & the shore road allowance owned. A private rock peninsula w/ a long view & sandy cove area for young ones & pets to play/ launching your kayak/canoe. Deep water for docking & for jumping in the water to cool off on a hot day. A captivating south west view w/ sun all day & glistening water to gaze upon at sunset. One bedroom, turn-key cottage on foundation w/ potential to winterize & live work and play all year. Pull out sofa to sleep more! Vaulted ceiling, open concept, large picturesque windows bringing in plenty of light. Primary bedroom fits queen bed. Laundry space. Plenty of area to expand. Enjoy a nap on hammock &



listen to the soothing sounds of mother nature  
whispering through the trees. Screened in  
gazebo for rainy days, evening dinners &  
game time fun. Boathouse ( not usable for  
boat) but full upper floor for storage renovate  
into a bunkiew/power & water.The current  
owners have been diligent w/upkeep and  
repairs/maintenance. Fully insulated walls &  
roof .Lake water which is purified by a UV light  
& 3 filters for drinking water.List of upgrades  
available. Landing/boat launch & marina  
nearby.On a year-round plowed & maintained  
road just a couple of kilometres from Hwy  
522.Click on the little movie icon on realtor.ca  
for video. 3-D imaging & virtual tour. (id:6289)

**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | X12399151     |
| Price     | \$649,900     |
| Bedrooms  | 1             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 574b Laing Road                 |
| Subdivision | Blair                           |
| City        | Parry Sound Remote Area (blair) |
| Province    | Ontario                         |
| Postal Code | P0H1Y0                          |

**Amenities**

|                |              |
|----------------|--------------|
| Amenities      | Fireplace(s) |
| Parking Spaces | 2            |
| Parking        | No Garage    |
| Is Waterfront  | Yes          |
| Waterfront     | Waterfront   |

## Interior

|              |                                                |
|--------------|------------------------------------------------|
| Appliances   | Cooktop, Water Heater, Microwave, Refrigerator |
| Heating      | Electric Baseboard heaters                     |
| Cooling      | None                                           |
| Fireplace    | Yes                                            |
| # of Stories | 1                                              |
| Has Basement | Yes                                            |

## Exterior

|                 |                                   |
|-----------------|-----------------------------------|
| Exterior        | Vinyl siding                      |
| Lot Description | 141.3 x 283.6 FT 1/2 - 1.99 acres |
| Foundation      | Block                             |

## Listing Details

Listing Office RE/MAX Parry Sound Muskoka Realty Ltd



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