

\$1,980,800 - 91 Tolpts Road, The Archipelago (archipelago South)

MLS® #X12400799

\$1,980,800

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Archipelago South, The Archipelago
(archipelago South), Ontario

Welcome to your Parry Sound - Muskoka escape on prestigious Blackstone Lake, one of the areas most desirable cottage-country lakes, known for its unspoiled beauty, crystal-clear waters, and crown land surroundings that keep it peaceful and private. This 3-bedroom, 1.5-bath bungalow has been cherished by the same family for generations and offers a rare opportunity to own a property that spans both the north and south sides of a peninsula, delivering exceptional privacy and panoramic views in every direction. Step onto the massive new deck (2024) and take in the spectacular scenery, including your own private bay with no neighbours in sight. With 860 feet of waterfront, multiple docks, and a dry boathouse at the waters edge, you'll have endless ways to enjoy the lake. Inside, the cottage blends rustic charm with modern comfort, featuring new appliances (2023), a cozy wood stove, and a drilled well with a brand-new pump (2024) for peace of mind. The layout is ideal for family gatherings, long summer days, and relaxed evenings. The sun room off the living space offers bright views of the property from multiple directions and a bug free zone. Wake up in your master bedroom and enjoy a quiet coffee on your own deck facing the water. Blackstone Lake is loved for boating, fishing, and its sense of seclusion, yet its easily accessible from Parry Sound and



Highway 400. Whether you're swimming off the dock, exploring the quiet bays by kayak or boat, or entertaining friends on the deck, this property delivers the quintessential Parry Sound - Muskoka cottage lifestyle. Don't miss this once-in-a-generation opportunity to own a legacy cottage in one of Ontario's most stunning natural settings. (id:6289)

Essential Information

Listing #	X12400799
Price	\$1,980,800
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	91 Tolpts Road
Subdivision	Archipelago South
City	The Archipelago (archipelago South)
Province	Ontario
Postal Code	P2A0B7

Amenities

Amenities	Beach
Utilities	Cable, Electricity
Features	Cul-de-sac, Wooded area, Irregular lot size, Sloping, Partially cleared, Level, Carpet Free
Parking Spaces	6
Parking	No Garage
View	View of water, Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Furniture
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Basement	Separate entrance

Exterior

Exterior	Wood
Lot Description	860 x 223 FT 2 - 4.99 acres
Foundation	Block

Listing Details

Listing Office eXp Realty



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