

\$899,900 - 38 Fortin Drive, West Nipissing (verner)

MLS® #X12418628

\$899,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Verner, West Nipissing (verner), Ontario

MOTIVATED SELLER! Welcome to 38 Fortin Dr..... This beautiful 4 bedroom 2 bathroom turnkey waterfront home is waiting for its new owner. Situated on the shores of Lake Nipissing on Aubin Bay, you are only 19 minute drive to the town of Sturgeon falls for all you amenities and daily needs, an 18 min drive to Lavigne and 52 min drive to North bay. On the property you will find meticulously cared for gardens and landscaping with your own private boat launch and a gentle slope down to your shoreline. The hard sand bottom and gentle access into the water is great for swimming, canoeing, kayaking, and being lake Nipissing, the fishing is a fisherman's paradise with tons of boating opportunities to explore and spend the day on the water. The property has a bunkie for family and guests, garage, small storage shed and a new greenhouse for green thumb enthusiasts. As you enter your home sit down and take a load off in your large sitting room that is currently being used as a full bar/ games room. Inside you will find a large kitchen and dining room combo with a gas range stove, granite counter tops and hardwood flooring throughout. Lots of new features, upgrades and improvements such as new septic (2022), new steel roof (2023) new Generac (2023), new decking (2025), new garden doors (2023), new sliding doors/ sunroom (2024), new entrance way/ bar (2022), new heat pump (2024), upgraded work shop to guest cabin/ garage, New green house (2023), electrical upgraded (2023).



Downstairs in your walkout basement you will find a nice size living room, bedroom, 3 piece bathroom, large laundry room and a very generous 3 season sunroom for you to look out to your expansive view of the lake. This property is perfect for a large family or retirees looking to escape the city with a cottage feel lifestyle. Come take a look and get a taste of what true rural living can be all about with everything you need and want. (id:6289)

Essential Information

Listing #	X12418628
Price	\$899,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	38 Fortin Drive
Subdivision	Verner
City	West Nipissing (verner)
Province	Ontario
Postal Code	P0H2M0

Amenities

Features	Carpet Free
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2
View	View, Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water purifier, Water Treatment
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Heating	Electric, Propane Heat Pump, Not known
Cooling	Central air conditioning, Ventilation system
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding, Brick
Lot Description	299.9 x 137.9 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office RE/MAX Parry Sound Muskoka Realty Ltd



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