

# \$850,000 - 59 Simpson Avenue, Northern Bruce Peninsula

MLS® #X12448497

**\$850,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Northern Bruce Peninsula, Northern Bruce Peninsula, Ontario

**RENOVATED, TURN-KEY & WAITING FOR YOU!** This renovated, turnkey, 4-season home or cottage getaway is located in the charming town of Tobermory and offers 1080sq.ft. of modern living. The home sits proudly on a 66' x 165' waterfront lot. The property's shoreline is highly desired with both a shallow swimming area (perfect for kids) along with access to deeper water off the dock for small boats or easy kayak launching. The shoreline is clean, rocky and protected in Hay Bay with easy access to Lake Huron. Get your canoe or kayak ready to enjoy life on the lake! The exterior of the property is low maintenance - why work, when you can relax... enjoy a campfire, watch the sunsets or take in the amazing stars at night. Inside you are greeted with a fully-furnished and turnkey 3 bedroom & 2 bathroom oasis. Fully renovated in 2021 - including a new drilled well, septic system, plumbing, electrical, interior finishes, furniture and more! Peace of mind and comfort afforded by the UV water treatment system and the two heat pump units providing both heat & cooling. Cozy up to the fireplace, enjoy family games at the table or entertain on the back deck overlooking the bay. Whether cooking inside or barbecuing outside, you have stunning views of the bay. The detached garage allows for storage, games room or a workshop. Plus, if you have a green thumb, the greenhouse



structure waits for your personal touch to grow your own veggies or flowers. Kids will love the Bunkie structure on stilts! Bike into town, go out for dinner or grab an ice cream. Tobermory offers a dog park, Bruce Trail access and Pickleball court. Close to recreational activities and amenities Tobermory has to offer, yet tucked away on a paved year-round road. Move in and start making those family memories! (id:6289)

**Essential Information**

Listing #	X12448497
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	59 Simpson Avenue
Subdivision	Northern Bruce Peninsula
City	Northern Bruce Peninsula
Province	Ontario
Postal Code	N0H2R0

**Amenities**

Amenities	Schools, Fireplace(s), Separate Heating Controls
Utilities	Electricity, Wireless, Telephone, Electricity Connected
Features	Partially cleared, Lighting, Sump Pump
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Water Heater, Dishwasher, Dryer, Furniture, Microwave, Stove, Washer, Refrigerator
Heating	Propane Heat Pump
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Wood
Lot Description	66 x 165 FT under 1/2 acre
Foundation	Block

## Listing Details

Listing Office RE/MAX Grey Bruce Realty Inc.



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