

# \$1,199,000 - 5 Beech Avenue, Carling

MLS® #X12450202

**\$1,199,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Carling, Carling, Ontario

Welcome to 5 Beech Avenue, Georgian Bay Living in Carling Township - Just minutes from Killbear Marina and the renowned Killbear Provincial Park, this property presents a rare opportunity to shape a Georgian Bay retreat to your own vision. Situated on nearly 1.9 acres of private land, with year-round access via a municipally maintained road, this property combines convenience, privacy and stunning natural beauty. The main level features three bedrooms and an open-concept living & dining area, designed for family gatherings and entertaining. Step out to the private deck and take in the western exposure views over Georgian Bay, where unforgettable sunsets become part of your everyday life. The lot is gradual and level; perfect for young children, guests and ease of accessibility across the property. The lower-level walkout remains unfinished, offering incredible potential to create a games room, entertainment space or additional accommodations tailored to your lifestyle. With the shore road allowance already owned, your privacy and enjoyment are secured for years to come. This is an estate sale, being offered as-is, where-is, without warranty or representation; a canvas ready for your imagination and personalization. Full inspection report available upon request. Seize this opportunity to craft your own Georgian Bay escape, blending natural surroundings with the home of your dreams. (id:6289)



## Essential Information

Listing #	X12450202
Price	\$1,199,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	5 Beech Avenue
Subdivision	Carling
City	Carling
Province	Ontario
Postal Code	P0G1G0

## Amenities

Utilities	Electricity
Parking Spaces	4
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Water Heater, Window Coverings
Heating	Wood Baseboard heaters
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Wood
Lot Description	166 x 563 FT 1/2 - 1.99 acres
Foundation	Concrete

## Listing Details

Listing Office	Engel & Volkers Parry Sound
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