

\$598,500 - 120 Bakery Lane, Gravenhurst (muskoka (s))

MLS® #X12469863

\$598,500

4 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Muskoka (S), Gravenhurst (muskoka (s)),
Ontario

Welcome to this fantastic duplex and income-generating property, just moments away from the enchanting Gravenhurst Wharf and Muskoka Bay Park. This exceptional property features two fully equipped, self-contained units, each filled with natural light pouring in from large windows. The upper unit (unit 1) offers two spacious bedrooms, a full bath, and convenient laundry facilities, all complemented by a sprawling front deck and a separate side entrance leading to an upper deck - perfect for relaxing or entertaining. The lower unit (unit 2) will surprise you with its spacious, bright, and open feel, with large windows that make it feel anything but a basement. This unit includes generous living space, two large bedrooms, newer flooring and carpeting, a full bath, private laundry, and its own separate entrance. Both units feature large bedrooms and open-concept living areas that provide great flow and functionality, creating spaces that feel homey, roomy, and welcoming. Each unit also includes a full bathroom with a bathtub - a highly desirable feature for families with young children. Both units are currently rented at competitive market rates, providing a solid and immediate return on investment or perfect for someone looking to get into the market, own their own home, and have a unit to help cover costs. Recent updates include a new electrical panel and hardwired smoke detectors (June 2020), brand new septic system (2020), new upper



deck and flat roof replacement beneath (2021), replacement of both side decks, upgraded attic insulation, and new eavestroughs. Many details have been thoughtfully updated for your peace of mind. Don't miss the opportunity to own this turnkey duplex, ideally located near Muskoka Bay Park with its beautiful Lake Muskoka beach, tennis courts, playgrounds, and baseball diamond - your perfect investment opportunity awaits! (id:6289)

Essential Information

Listing #	X12469863
Price	\$598,500
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Multi-family
Style	Bungalow

Community Information

Address	120 Bakery Lane
Subdivision	Muskoka (S)
City	Gravenhurst (muskoka (s))
Province	Ontario
Postal Code	P1P1T6

Amenities

Utilities	Cable, Electricity
Parking Spaces	10
Parking	No Garage

Interior

Appliances	Water Heater - Tankless, All
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Basement Walk out, Separate entrance

Exterior

Exterior Vinyl siding
Lot Description 165 x 125.4 FT
Foundation Block

Listing Details

Listing Office Coldwell Banker The Real Estate Centre



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