$465,000 - 280 ABERDEEN Boulevard Unit# 406

Listing ID: 40537172

$465,000
1 Bedrooms, 2 Bathrooms, 826
Single Family

280 ABERDEEN Boulevard Unit# 406,
Midland, Ontario, L4R5N4

Ever dreamed of owning a penthouse suite with a water view? Well here is one with 3 walkouts to a 30' balcony overlooking stunning Georgian Bay! You also have a beautiful open-concept floor plan with 9' ceilings, 2 full bathrooms including the primary en suite, and 2 parking spaces which are adjacent to one another, near the building entrance for you convenience. You will have use of the party room and outdoor gazebo that come along with this beautifully maintained building. You could hop on the waterfront trail located directly across the street. Live close to all our wonderful little downtown shops, restaurants, brewery, the Midland Cultural Centre, and Little Lake, which has a dog park, playgrounds, a bandstand for summertime music, festivals and outdoor fun all year around. Be near marinas, the rec centre, YMCA, the library, curling club, the hospital, golf courses and all the other amenities our beautiful shoreline community has to offer you. Commuting distance to Barrie, Wasaga Beach, Orillia, and 90 minutes to the Toronto area. Great for a downsize, investment property, or your first home, this is a fantastic opportunity for you to participate in the desirable neighbourhood of Tiffin-By-The-Bay. Overall square

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footage as per condo corporation. Floor plan has potential to be converted to 2 bedrooms (buyer to do their own due diligence regarding the possibilities). Homeowner uses Bell for TV and internet. Water charges are included in the condo fees. Gas - $108.83/month. Electricity - $62.91/month. Utility amounts are averaged for 2023. SCHEDULE YOUR VISIT TODAY! (id:50245)