

# \$850,000 - 3 FORSYTH'S Road

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## Listing ID: 40553426

**\$850,000**

2 Bedrooms, 1 Bathrooms, 1.17 acres

Single Family

3 FORSYTH'S Road, Carling, Ontario,  
P0G1G0

Georgian Bay, first time offered. Cozy 2 bedroom, 1 Bathroom Cottage or Home just steps to the water. Located in a protected bay with Island dotted views and preferred south west exposure. 230 ft of frontage and 1.17 acres of gently sloping terrain down to waters edge. Cottage is fully winterized with year round access, drilled well and septic system. Solid structure with newer windows and doors and an oversized deck overlooking the water. Plenty of parking with a level area for future garage. There is also a lakeside Bunkie for additional space. Shore Road Allowance is owned and lot backs onto Crown Land. Would also make an ideal redevelopment project, as there is a perfect building site which would meet current set back and lot coverage requirements. Located in Silver Birch Bay in the Sand Bay area of Carling Township and about a 30 minute drive to Parry Sound. (id:50245)

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Last Modified: 18/05/2024 02:22:50 PM

Listing Office:Re/Max Parry Sound Muskoka Realty Ltd., Brokerage, Parry Sound