

# **\$1,275,000 - 96 ROBINS POINT Road**

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## **Listing ID: 40563508**

**\$1,275,000**

4 Bedrooms, 2 Bathrooms, 0.2 acres

Single Family

96 ROBINS POINT Road, Victoria

Harbour, Ontario, L0K2A0

Location, Location, Location! Here is your chance to enjoy Waterfront Living with this Charming, 4-Season Family Cottage/Home in Victoria Harbour on Beautiful Georgian Bay. With 2+2 bedrooms, 1+1 Baths, a Bright Kitchen and Living Room area, Oversized Laundry, as well as a Large Recreation Room in the Lower Level with Walkout, this property has Amazing Redesigning Potential. You'll love Entertaining on the Private Deck with Full Western Exposure and Panoramic Views across the Bay and the most Beautiful Victoria Harbour Sunsets! With a Marine Railway in place and over 60' of Aluminum Docking the opportunity for Boating Access and Water Adventures on the Bay is limitless. The Kids will enjoy the natural Sandy Beach and the Deep Water off the Docks for Swimming and Fishing. Across the Road is an Included Vacant Lot offering additional privacy, storage, and the opportunity to explore additional expansion in one of the most Sought After Waterfront Communities in Victoria Harbour. With the added bonus of the Large Garage storing your Watercraft and Outdoor Gear will be a breeze. Enjoy the Conveniences of Town with Municipal Water & Sewer, Weekly Garbage & Recycling Collection, Quick

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Access to Local Amenities like the LCBO, Foodland, Library, Post Office, and Pharmacy. Enjoy the great Tay Shore Recreational Biking/Hiking Trail, OFSC Snowmobiling Trails, as well as access to Local Marinas, Restaurants, and More! Only 7 minutes to HWY 400! Seize this Rare Opportunity to Redesign the Waterfront Family Retreat of your Dreams in Victoria Harbour. (id:50245)

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Listing Office: Royal LePage In Touch Realty Inc., Brokerage, Coldwater