

# \$1,475,000 - 491 ABERDEEN Boulevard

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## Listing ID: 40572745

**\$1,475,000**

3 Bedrooms, 3 Bathrooms, 2219

Single Family

491 ABERDEEN Boulevard, Midland,  
Ontario, L4R5L9

Experience the epitome of luxury in this California-style ranch waterfront bungalow, nestled in the prestigious Tiffin by the Bay area. Perfect for discerning retirees or professional executives, this exquisite property boasts three bedrooms and three bathrooms, offering a rare lakeside opportunity as the lot extends directly into Georgian Bay. Envision creating your dream patio and dock on this unique waterfront canvas. From the coffered ceilings to the panoramic bay views visible from almost every room, each detail has been meticulously crafted for elegance and comfort. The open living space flows seamlessly to a tiled balcony with a retractable awning, perfect for enjoying the serene surroundings in any weather. The kitchen features granite countertops and a double oven, ideal for hosting and entertaining. The main floor features a primary bedroom complete with an ensuite and walk-in closet, epitomizing main-level convenience. Descend to the lower level where relaxation meets functionality with a cozy gas fireplace in the spacious family room, two additional bedrooms, a sophisticated wine cellar, and dedicated spaces for crafts and a home office. Step outside through the patio doors to a

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beautifully landscaped garden, fenced for privacy with direct access to the shore. The adjacent waterfront trail offers a gateway to endless outdoor activities, leading to vibrant downtown Midland, extending to Victoria Harbour, and beyond—perfect for biking, hiking, and rollerblading. Located close to essential amenities including bus stops, grocery stores, and museums, and with easy access to Highway 400, this home provides the perfect blend of tranquil waterfront living and urban convenience. Schedule your private viewing today and step into the lifestyle reserved for the few. This rare gem is more than a home—it's a living experience designed for those who seek the best in life.  
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