

# \$1,479,900 - 132 HOYT Avenue

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## Listing ID: 40576235

**\$1,479,900**

2 Bedrooms, 3 Bathrooms, 0.13 acres

Single Family

132 HOYT Avenue, Victoria Harbour,  
Ontario, L0K2A0

Spectacular custom built brick home designed for retirement living and situated on manageable fully serviced waterfront lot with amazing sunset, water views straight out to the GAP and has clean deep shoreline. Some of the features are: Open Concept Living \* Quality kitchen with tiled back splash, Pantry and View \* Living Room with Hardwood, Vaulted Ceiling and View \* Den with View and walk-out \* 2+ Bedrooms \* 2.5 Baths with heated floors \* Master with ensuite, walk-in closet plus two other closets \* Walk-Out to Composite Deck with Glass Railing for relaxing view of Bay and Sunsets \* Main Floor Laundry \* Inside Entry to Garage \* Finished Walk-Out Basement with Fabulous Views (with dry-core subfloors) \* Large Rec Room \* Office \* Dry Boathouse with 8'x10' door (could be converted to additional living) \* Gas Furnace, HRV, and Central Air \* Wired for Generator \* 30 amp RV Plug \* Hot & Cold water in Garage and Boathouse \* Plenty of Storage \* High Speed Internet. This well located home is a short walk to marina, beach with play ground, Parks, Boat Launch, LCBO, Groceries, Library, Post Office, the Tay Shore Trail and much more. Located in North Simcoe and offers so much to do - boating, fishing, swimming,

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canoeing, hiking, cycling, hunting, snowmobiling, atving, golfing, skiing and along with theatres, historical tourist attractions and so much more. Only 10 minutes to Midland,30 minutes to Orillia, 40 minutes to Barrie and 90 minutes from GTA. (id:50245)

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Listing Office:RE/MAX Georgian Bay Realty Ltd., Brokerage (King St)