



**moffat
dunlap**

REALTOR
BROKERAGE

Georgian Bay Beach

Location: Georgian Bay

Price: \$3,300,000.00

Georgian Bay Beach House, Tiny

Indulge in unmatched beachside living with a 2700 sq. ft. custom designed home on Nottawaga Beach.

This distinctive 5-bedroom, 4-bathroom 1.5-storey home including a separate primary sleeping quarters. A rare gem on one of Ontario's finest beaches!

Its westward orientation offers a great setting of natural sand dunes, highlighting the blue water of Georgian Bay, and breathtaking sunsets.

The great room with 15 ft. ceilings, features a floor-to-ceiling stone fireplace and expansive western windows, setting the stage for memorable gatherings.

An inviting screened sunroom, composite decking, and a hot tub promise outdoor tranquility.

A 100 ft. of pristine sandy beach is a gateway to both solace and miles of private shoreline.

Add your personal touches to this home and make it uniquely yours.

Only a 2-hour drive from Toronto, within an hour's reach of Collingwood or Muskoka, and minutes from Midland/Penetang for essentials. This retreat combines convenience and seclusion.

Property owners become members of the Nottawaga Beach Association. An annual fee includes snow removal on the private year-round road. Embrace the lifestyle you've always dreamed of.

Presented by

Courtney Murgatroyd,

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Bathrooms : 4

Bedrooms : 5