

## 224 Island Drive Lane, Maberly, ON

#	X11998743
\$	\$749,000
	2 Bedrooms
	2 Bathrooms
K 7	4.7 Acres
3	Bobs Lake

# Beautiful and stunning 2 bedroom Viceroy home located on one of the most desirable lakes in our region.

This home is located in Bayside Woods Cooperative, a lakeside property that has just under 5 acres of land and 1100 feet of beautiful southwest facing shoreline. This home sits on an ICF poured concrete foundation and has access to the side yard through a double door that also allows for storage of yard equipment and perhaps some water toys. There is a finished recreation room with an electric fireplace, workshop and utility area. The main level of this home has an eat-in style kitchen, a laundry room, an inviting living room with cathedral ceilings, wood burning fireplace and floor to ceiling windows looking out over the lake.

## Your Total Real Estate Package!

Tammy & Heath Gurr Royal LePage ProAlliance Realty, Brokerage

#### info@gurreathomes.com

GURR REAL ESTATE GROUP

(613) 273-9595



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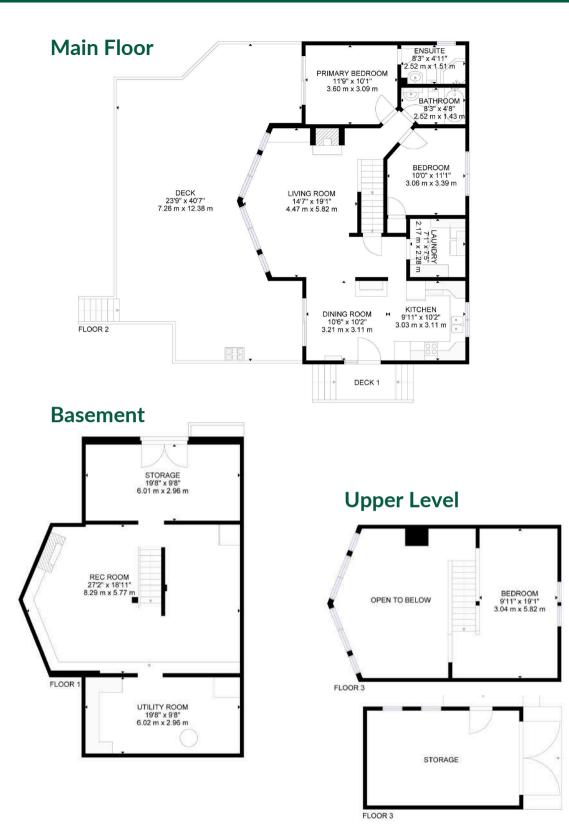
#### Features

- Beautiful and stunning 2 bedroom Viceroy home located on one of the most desirable lakes in our region.
- This home is located in Bayside Woods Cooperative, a lakeside property that has just under 5 acres of land and 1100 feet of beautiful southwest facing shoreline.
- This home sits on an ICF poured concrete foundation and has access to the side yard through a double door that also allows for storage of yard equipment and perhaps some water toys. There is a finished recreation room with an electric fireplace, workshop and utility area.
- The main level of this home has an eat-in style kitchen, a laundry room, an inviting living room with cathedral ceilings, wood burning fireplace and floor to ceiling windows looking out over the lake. There are two bedrooms, a 3pc. ensuite bathroom, another full 4pc. bathroom and stairs to the loft area. This area is currently set up as a sleeping area for extra family but could also be an amazing home office.
- The large cedar deck overlooks the yard that has a slight slope down to the clear, inviting waters of Bobs Lake with a private beach area and deep water off the dock. The yard has a large storage shed and plenty of space for outdoor activities.
- The house is serviced by a septic system, drilled well, and offers fibre internet.
- The coop offers a convenient boat ramp and a storage building as well. There are 14 owners of this cooperative property, who all take pride in their homes/cottages and the land that surrounds them. Bobs Lake is one of the largest lakes in our area stretching 19 kms long with many islands, bays and inlets to explore fish and enjoy.
- Discover what this hidden gem has to offer and dive into waterfront ownership and this stunning Canadian Shield setting.
- Annual fees (approx. \$3522 for 2024) include common area hydro, docks, all maintenance and taxes. Hydro and road fees are in addition to these fees.

#### Directions

• Crow Lake Road to Badour Road, right on Mica Point, right on Island Drive and follow to end at #224.

## **FLOOR PLAN**



GROSS INTERNAL AREA FLOOR 1: 890 sq.ft, 83 m<sup>2</sup>, FLOOR 2: 948 sq.ft, 88 m<sup>2</sup>, FLOOR 3: 212 sq.ft, 20 m<sup>2</sup> EXCLUDED AREA: DECK: 753 sq.ft, 70 m<sup>2</sup>, GARAGE: 237 sq.ft, 22 m<sup>2</sup>, DECK 1: 35 sq.ft, 3 m<sup>2</sup> TOTAL: 2050 sq.ft, 191 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## **AERIAL IMAGES**



This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

## **INTERACTIVE LINKS**

#### **Virtual Tour**





Scan the QR Code or Visit: https://my.matterport.com/show/? m=rVXDndra878

#### Google Map





Scan the QR Code or Visit: https://maps.app.goo.gl/ Tf5d73tPmCXesPm17

#### Video Tour





Scan the QR Code or Visit: https://youtu.be/24kd0HWt7es

#### **Panorama View**





Scan the QR Code or Visit: https://360panos.org/ panos/224IslandDrive/

## **MLS LISTING**

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Heat:	Forced Air / Ele	ectric	Tot Prk Spcs:	o 8	Gas: Phone:	A
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Central Vac:	Ν		Pool:		Water Supply	
Apx Age:	6-15		Energy Cert:		Sewer:	Septic
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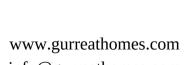
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