



## 258 PATTERSON BLVD, PORT MCNICOLL, ON L0K 1R0, CANADA

<https://www.gtarealestates.com>

Top 5 Reasons You Will Love This Home: 1) Stunning waterfront retreat on Georgian Bay, offering a turn-key, fully furnished home or cottage, perfect for a summer getaway or year-round enjoyment, with exciting potential for expansion due to recent bylaw amendments, and a proven successful short-term rental 2) The heart of the home, the kitchen,...

**\$999,900**

- 2 beds
- 1 bath
- Single Family
- Single Family
- 700 - 1100 sq ft



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## Rooms & Units Descr

**RoomType1:** Kitchen

**RoomLength1:** 2.76

**RoomDimensions1:** 2.76 m X 2.45 m

**RoomLevel2:** Main level

**RoomWidth2:** 2.76

**RoomType3:** Living room

**RoomLength3:** 4.77

**RoomDimensions3:** 4.77 m X 4.68 m

**RoomLevel4:** Main level

**RoomWidth4:** 3.42

**RoomType5:** Bedroom

**RoomLength5:** 3.74

**RoomDimensions5:** 3.74 m X 2.41 m

**RoomLevel1:** Main level

**RoomWidth1:** 2.45

**RoomType2:** Dining room

**RoomLength2:** 5.93

**RoomDimensions2:** 5.93 m X 2.76 m

**RoomLevel3:** Main level

**RoomWidth3:** 4.68

**RoomType4:** Primary Bedroom

**RoomLength4:** 4.99

**RoomDimensions4:** 4.99 m X 3.42 m

**RoomLevel5:** Main level

**RoomWidth5:** 2.41

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## Location Details

**City:** Tay (Port McNicoll)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Port McNicoll

**Levels:** 1

**FrontageLength:** 53 ft ,3 in

**ArchitecturalStyle:** Bungalow

**Stories:** 1

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## Property Features



**Flooring:** Laminate  
**CoolingYN:** False  
**OpenParkingYN:** False  
**AttachedGarageYN:** False  
**FireplacesTotal:** 1  
**ViewYN:** True  
**WaterfrontYN:** True  
**Sewer:** Septic System

**Heating:** Other  
**ParkingTotal:** 4  
**GarageYN:** False  
**CarportYN:** False  
**PoolYN:** False  
**View:** View,Direct Water View  
**WaterBodyName:** Georgian Bay

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## Courtesy of

**OfficeName:** FARIS TEAM REAL ESTATE BROKERAGE  
**ListAOR:** Toronto Regional Real Estate Board

**Office ID:** 282796

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## Building Details

**ParkingTotal:** 4  
**Heating:** Other  
**ArchitecturalStyle:** Bungalow  
**Sewer:** Septic System

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## Amenities & Features

**Waterfront available:** Yes  
**AttachedGarageYN:** No  
**CarportYN:** No  
**CoolingYN:** No  
**OpenParkingYN:** No  
**GarageYN:** No  
**PoolYN:** No  
**Total Fireplaces:** 1

