Prepared by: ROBERTO BOTTONI, Salesperson
SPECTRUM REALTY SERVICES INC., BROKERAGE
8400 Jane St., Unit 9, Concord, ON L4K4L8 416-736-6500

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FRONT ELEVATION 'C'

131 Marina Village Dr
Georgian Bay Ontario L0K 1S0
Georgian Bay Muskoka

List: $890,000 For: Sale

SPIS: N **Taxes:** $0.00 / 2023 **DOM: 161**

Detached
Link: N
Bungalow

Front On: S
Acre:

Rms: 5
Bedrooms: 3
Washrooms: 2
2x4xGround

Lot: 25.28 x 24.78 Metres
Irreg:
Dir/Cross St: Golf Course Rd. Right Marina V

MLS#: X7215446 **Contract Date:** 10/12/2023 **PIN#:**
Possession Remarks: 150 Days

Kitchens:	1	**Exterior:**	Stone / Vinyl Siding	**Zoning:**	Single Detached - Freehold
Fam Rm:	Y	**Drive:**	Pvt Double	**Cable TV:**	
Basement:	None	**Gar/Gar Spcs:**	Attached / 2.0	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	4	**Gas:**	
Heat:	Forced Air / Propane	**Tot Prk Spcs:**	6.0	**Phone:**	
A/C:	None	**UFFI:**	No	**Water:**	Municipal
Central Vac:	N	**Pool:**	None	**Water Supply:**	
Apx Age:	New	**Energy Cert:**	N	**Sewer:**	Sewers
Apx Sqft:	1500-2000	**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:	Y	**Prop Feat:**	Beach, Golf, Lake	**Waterfront:**	Indirect
POTL Mo Fee:	$188.00	Access, Marina, Rec Centre, Wooded/Treed		**Retirement:**	
Elevator/Lift:	N			**Oth Struct:**	
Laundry Lev:	Main				
Phys Hdcap-Eqp:					

#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Ground	4.26	x 4.21	Breakfast Bar	Centre Island	Granite Counter
2	Dining	Ground	4.57	x 4.57	2 Way Fireplace	Large Window	Skylight
3	Family	Ground	4.57	x 3.65	2 Way Fireplace	Large Window	Casement Windows
4	Laundry	Ground					
5	Utility	Ground			W/O To Porch		
6	Br	Ground	4.57	x 3.65	W/I Closet	Vaulted Ceiling	
7	Bathroom	Ground			4 Pc Ensuite		
8	2nd Br	Ground	3.65	x 3.35			
9	3rd Br	Ground	3.65	x 3.35			
10	Bathroom	Ground			4 Pc Bath		

Client Remks: Golf, Tennis, Boating, Fishing, Skiing, Swimming, Hiking, Biking, When You Live At Oak Bay, Your Home Is Just Steps To The Oak Bay Marina Right On Georgian Bay. Imagine The Convenience And Fun You'll Have With Your Boat Docked So Close By. What If You Could Stroll To The Golf Course From Your Front Door Or Meet For Drinks At The Clubhouse Just A Few Steps Away? This Ultra-Modern And Ultra Exclusive Collection Of Homes At Bayside 11 Is Oak Bay's Crown Jewel. The Faldo Elevation C, 1578 Sq Ft. 3 Bedroom Bungalow. Don't Miss This Rare Opportunity To Purchase The Last New Construction Home. Choose Your Finish's To Match Your Lifestyle.

Extras:

Listing Contracted With: SPECTRUM REALTY SERVICES INC. **Ph:** 416-736-6500

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