



135 Marina Village Dr
Georgian Bay Ontario L0K 1S0
 Georgian Bay Muskoka
SPIS: N Taxes: \$0.00 / 2024 DOM: 32
List: \$899,900 For: Sale 1

Detached Front On: N Rms: 7
 Link: N Acre: Bedrooms: 4
 2-Storey Washrooms: 3
 2x4x2nd, 1x4xGround
 Lot: 19.57 x 41.74 Metres
 Irreg:
 Dir/Cross St: Golf Course Rd Right Marina V

MLS#: X8165650 Contract Date: 3/21/2024 PIN#:
 Possession Remarks: 30/60/90/TBA

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Propane A/C: None Central Vac: Apx Age: Apx Sqft: Assessment: POTL: Y POTL Mo Fee: \$188.87 Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Stone / Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: Built-In / 2.0 Drive Park Spcs: 4 Tot Prk Spcs: 6.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Ground	3.20	x 3.26	Breakfast Bar Centre Island Granite Counter
2	Breakfast	Ground	3.21	x 2.62	Cathedral Ceiling Combined W/Kitchen Window
3	Family	Ground	3.35	x 5.18	Cathedral Ceiling Sliding Doors Gas Fireplace
4	Laundry	Ground			Ceramic Floor Casement Windows Laundry Sink
5	Bathroom	Ground			4 Pc Ensuite Ceramic Floor Double Sink
6	Bathroom	Ground			4 Pc Ensuite Ceramic Floor Double Doors
7	Br	Ground	4.26	x 3.65	W/W Closet Vaulted Ceiling Window Flr To Ceil
8	2nd Br	Ground	3.20	x 3.35	Vaulted Ceiling Window Flr To Ceil Closet
9	3rd Br	2nd	3.59	x 3.04	Large Window Broadloom
10	4th Br	2nd	3.13	x 3.00	Large Window Broadloom
11	Bathroom	2nd			4 Pc Ensuite Ceramic Floor Double Sink

Client Remks: The Palmer 2 Storey 4 Bedroom 3 Full Baths Double Car Garage Vaulted Ceiling Breakfast bar Seating For Five. 2000 Square Feet For You To Purchase The Last New Construction Home. 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 & Fun You'll Have With Your Boat Docked So Close By. What If You Could Stroll To The Gold 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.
Extras: Newly Built, Taxes Not Yet Assessed(MPAC).

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