

\$349,900 - 4 TRAMWAY Avenue

Listing ID: 40353013

\$349,900

3 Bedrooms, 1 Bathrooms, 3.45 acres

Single Family

4 TRAMWAY Avenue, Byng Inlet,
Ontario, P0G1B0

****SOLD PENDING RECEIPT OF DEPOSIT**** Developers Opportunity!
Expand on the land & build your portfolio!
Country living in Byng Inlet, with a view of Georgian Bay, some acres to sever & create more lots! Elevated land will provide even better water views from a home up on the rocks. Enjoy the existing 3 bdrm + loft home as a cottage getaway, a place to live while developing the land, OR live year-round! It has 1000 sq ft of space with a nice open kitchen, extra space to create a sun room, a craft room, or games room, perhaps build a deck for western exposed relaxing. Need a little more space for yourself or extra guests? Finish up the 325 sq ft bunkie to your liking! Perfect for a music room, Man Cave, She Shed, a teenager's own space, or just storage. Located in an unorganized township, your 3.4+ acres has a beautiful creek and waterfall that runs through it that flows into Georgian Bay, also, it has hydro poles already on the lot. Byng Inlet is only 45 mins north of Parry Sound, and this house is the second last on a dead end street. Plenty of marina's in the area to park a boat, docking rental and boat rentals within a kilometre to enjoy all the boating & fishing that world renowned Georgian Bay has to offer! There is 100

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amp service, a drilled well, septic, low taxes
(\$890), propane and electric baseboard heat.
Quick closing is available! (id:37775)

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Last Modified: 27/01/2023 05:01:32 PM

Listing Office:Re/Max Parry Sound Muskoka Realty Ltd., Brokerage, Parry Sound