

99816

Property No: 181262



12 MILL POINT ROAD
Warton, ON, N0H 2T0

2 Bedrooms
1 Bathroom
860 Square Feet

\$449,000



Waterfront Home for Sale

PIKE BAY ABSOLUTELY PRIME LOCATION! SW corner of Pike Bay on the Mill Point with a 180 degree, south, west and north, breathtaking panoramic view overlooking The Bay, Lake Huron and the Fishing Islands. Stunning sunset view. Manicured park like setting. Incredible water depth plus excellent protected watercraft mooring complete with a boat well and dock. Quaint very comfortable 2 bedroom cottage with a pleasing nautical theme. Lovely pine kitchen cupboards & lots of windows to let the sunlight cascade through. The private 16 x 20 waterside deck affords one of best views the area has to offer. There is a substantial concrete break-wall all along the 230' of shoreline plus the balance of the lot lines have a fence or a cedar hedge. Spacious 24 x 28 detached garage/workshop plus the "Lighthouse" pump house has an upper loft that the kids will love. Pride of ownership is obvious with this gem. Fish or jump in the lake from your own private dock-how RARE is that! Shared boat launch included



Royal LePage Locations
North Brokerage

(800) 886-4713

Estimated Mortgage Rate

\$1,782 / month

based on 20% down at 3.44

Warton
Home for Sale



12 MILL POINT ROAD, Warton, Ontario,
N0H 2T0

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12 MILL POINT ROAD

Rooms

4pc Bathroom	Ground level	9' 8" x 5' 9"
Bedroom	Ground level	11' 3" x 6' 9"
Master bedroom	Ground level	13' 7" x 9' 7"
Eat in kitchen	Ground level	17' 4" x 11' 6"
Living room	Ground level	23' 2" x 17' 2"

Additional Features

Cooling: None

Heating: Baseboard heaters

Fireplace: Other - See remarks (Electric)

Flooring: Carpeted, Laminate, Wall-to-wall carpet

Foundation: Block

Exterior: Hardboard

Appliances: Washer, Stove, Dryer, Microwave, Refrigerator, Window Coverings



Listing provided by ROYAL LEPAGE RCR REALTY Brokerage (PB). To schedule a viewing call (800) 886-4713 and ask about Listing ID 99816.