



*Concept image



Welcome to
91 Riverside Dr

In Bobcaygeon

presented by

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 Sales Representative



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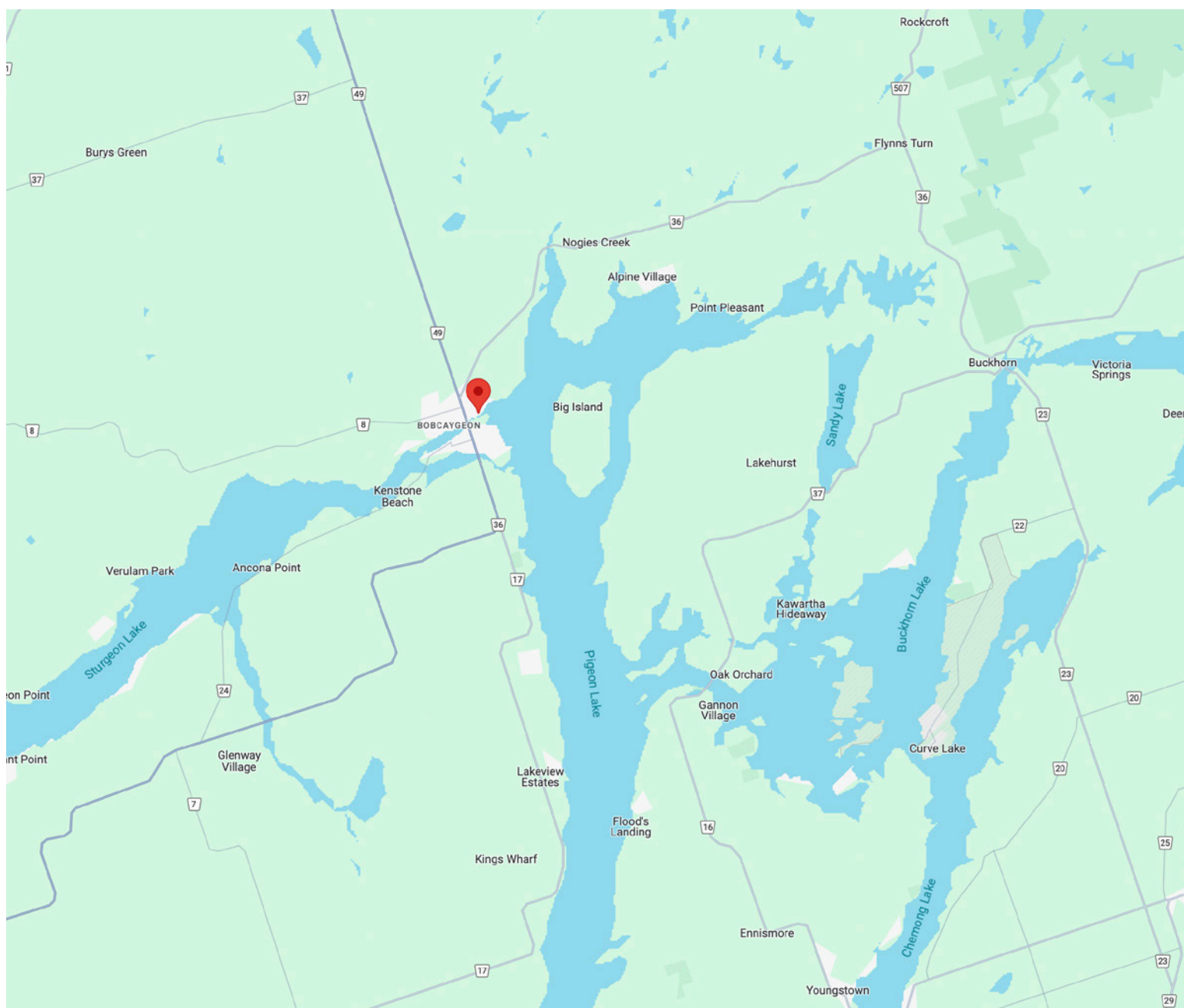


Overview

A stunning 4-season waterfront home nestled within walking distance to the heart of Bobcaygeon. Nearby to various recreational and educational facilities, such as a golf course, arts center, schools, and shopping places. Perfect for buyers looking for a blend of nature and convenience.

This charming property offers a 2300 sq ft of interior space that holds a spacious living room with vaulted ceilings, a four-season sunroom with a walk-out to a new deck, 4 bedrooms, 3 bathrooms, and a large garage with a studio space. The comfort of the home is not overlooked, with central air conditioning, a new metal roof, and updated windows and mechanicals. For Boating enthusiasts, the property sits on a .40 acre lot with an impressive 114 ft of water frontage. It also includes a private covered boat slip for effortless access to Pigeon Lake.

Location Map



Property Details



Offering at: \$1,399,900

Taxes: \$5,786.18 (2023)

Location:

- 2 mins away from downtown Bobcaygeon
- 2 hrs away from Toronto

Property:

- .40 acres of land
- 114 feet of water frontage
- Located near downtown for a blend of nature and convenience

Cottage and Boathouse/Garage:

- 4 bedroom
- 3 bathrooms
- Bright kitchen
- Four-season sun room
- New metal roof
- New deck
- Large garage with studio space
- Private covered boat slip

Mechanicals:

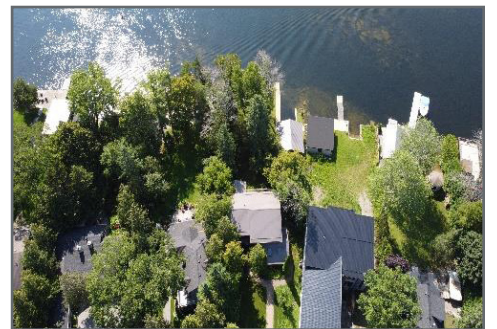
- Propane forced air furnace
- Central air conditioner
- Updated mechanicals
- Municipal sewers and water



Property Details

A stunning 4-season waterfront home nestled within walking distance to the heart of Bobcaygeon. Nearby to various shops and restaurants, waterfront attractions, nearby golfing, arts center and schools. Perfect for buyers looking for a blend of nature and convenience. This charming 4 season home offers a 2400 sq ft of interior space that holds a spacious family room with vaulted ceilings, a four-season sunroom with a walk-out to a new deck, 4 bedrooms, 3 bathrooms, and a large garage with a studio space. The comfort of the home is not overlooked, with central air conditioning, a new metal roof, and updated windows and mechanicals. For Boating enthusiasts, the property sits on a .40 acre lot with an impressive 114 ft of water frontage. It also includes a private covered boat slip for effortless access to Pigeon Lake.





Cottage Details



An exceptional main level layout with expansive rooms, formal living and dining areas and an ultra large family room with tons of natural light.





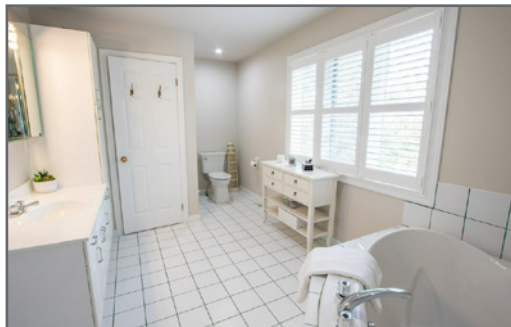
Large eat-in kitchen with a walkout to rear deck and water facing yard.
A perfect sunroom area framed by 3 large windows,
walkout to deck and yard.



Cottage Details



Exceptionally well maintained with 4 large bedrooms and 2.5 bathrooms.



Garage and Loft Details

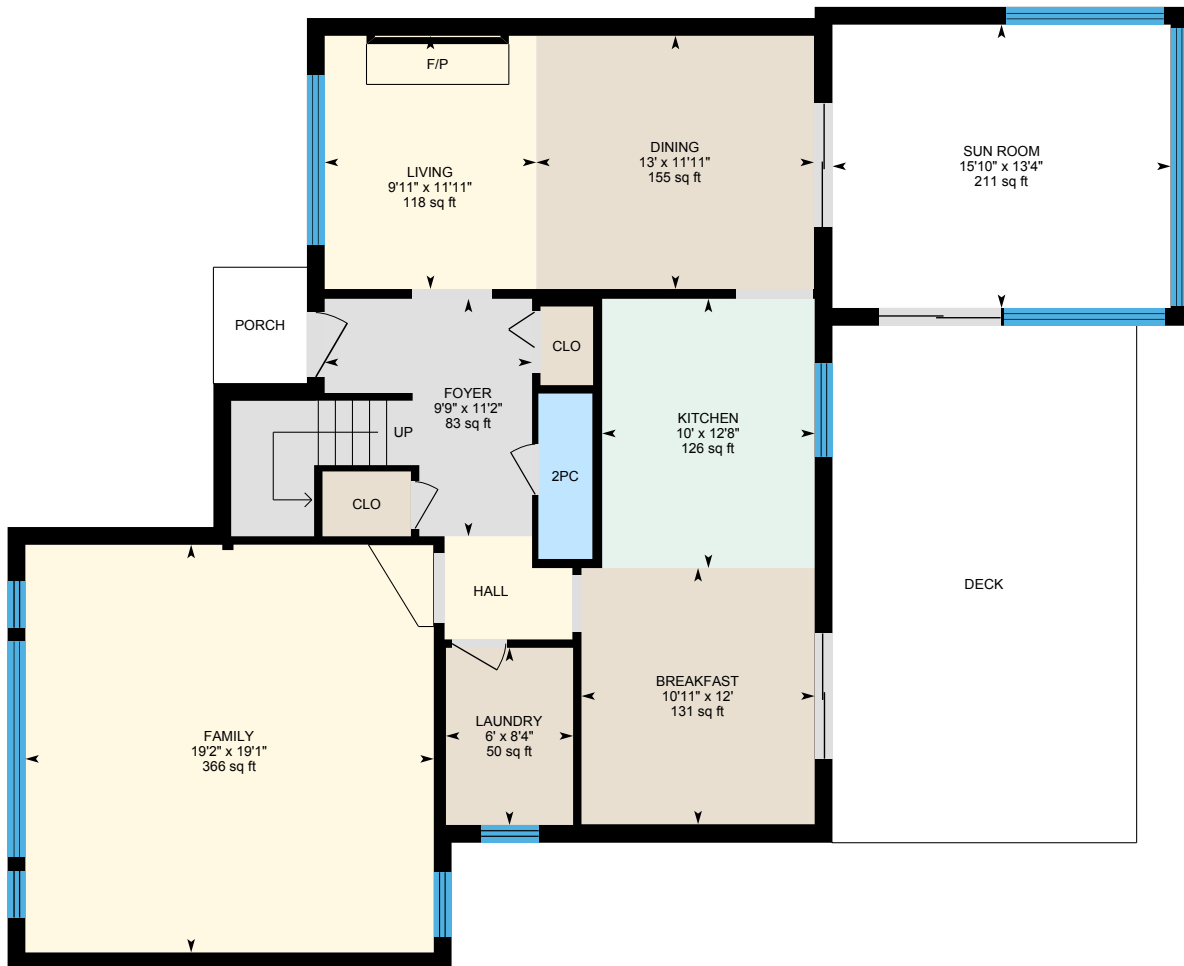


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Main Level - Approximately 1179 sq. ft.

Extremely functional layout with formal living and dining, ultra large family room, eat-in kitchen with walkout to rear deck and sunroom.

Main Floor Exterior Area 1315.87 sq ft
Interior Area 1179.29 sq ft
Excluded Area 250.93 sq ft



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2nd Level - Approximately 1106 sq. ft.

4 bedroom layout with 2 full washrooms, ample size rooms, excellent closet space and storage

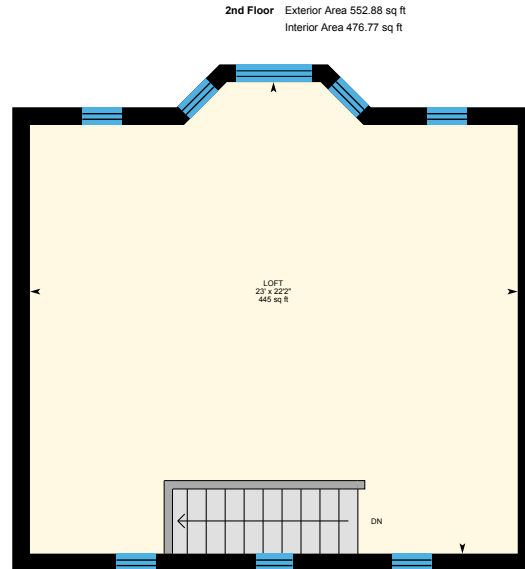
2nd Floor Exterior Area 1106.18 sq ft
Interior Area 991.23 sq ft



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Garage Loft Level - Approximately 476 sq. ft.

Excellent opportunity to create an "At Home Work Space" or Short term rental unit.

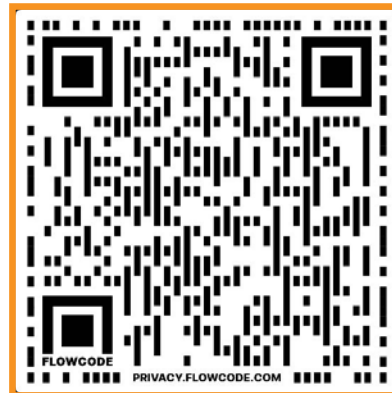


Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.

Scan the two QR codes to access our drone video and virtual tour images.



Video



Virtual Tour

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.