

Property Client Full

2356 Bonsecour Crescent, Innisfil, Ontario L9S 3V4

Listing

2356 Bonsecour Cres Innisfil
Active / Residential Freehold / Detached

MLS®#: N9235304
List Price: \$2,299,000
New Listing



Simcoe/Innisfil/Alcona

Tax Amt/Yr: **\$9,182.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PT BED OF LAKE SIMCOE IN FRONT OF LT 27 CON 8 INNISFIL (CL8356) PT 1 51R23943; LT 39 PL 751 INNISFIL T/W RO1329166 ; INNISFIL**

Style: **2 Storey** Rooms Rooms+: **8+0**
 Fractional Ownership: BR BR+: **4(4+0)**
 Assignment: Baths (F+H): **3(3+0)**
 Link: **No** SF Range: **2000-2500**
 Stories: **2.0** SF Source:
 Lot Irreg: **Irreg as per survey** Lot Acres: **< 0.50**
 Lot Front: **77.89** Fronting On: **S**
 Lot Depth: **185.00**
 Lot Size Code: **Feet**

Zoning: **SR**
 Dir/Cross St: **Goodfellow Ave/ Bonsecour Cres**

PIN #: **740040031**
 Holdover: **30**
 Possession: **TBA**

ARN #: **43160100292900** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood**
 Interior Feat: **In-Law Suite**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **16-30**
 Property Feat:
 Exterior Feat: **Lighting, Landscaped, Privacy, Year Round Living**
 Roof: **Asphalt Shingle**
 Foundation: **Concrete Block**
 Alternate Power: **None**
 Water Name: **Lake**
 Waterfront Y/N: **Yes**
 Water Features: **Beachfront, Breakwater**
 Under Contract: **Hot Water Heater**
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Clean, Hard Bottom**
 Shoreline Road Allowance: **Owned**
 Docking Type: **Private**
 View: **Water**

Exterior: **Stone, Wood** Utilities: **Gas, Hydro, Sewers**
 Gar/Gar Spcs: **Detached Garage/2.5** Water: **Municipal**
 Drive Pk Spcs: **4.00** Sewers: **Municipal**
 Tot Pk Spcs: **6.00** Special Desig: **Unknown**
 Pool: **None**

Waterfront: **Direct** Waterfront Frontage (M):
 Dev Charges Paid: HST App To SP: **Included**
 Shoreline Exposure: **South**
 Water View: **Direct** Channel Name:
 Lot Shape: Lot Size Source:

Remarks/Directions

Client Rmks: Experience serene waterfront living in this charming, character-filled 1 3/4 -storey home on a quiet inlet of Lake Simcoe. Situated on a deep level, private, treed lot, this 2,300-square-foot home offers ample privacy and tranquility, just an hour from Toronto and minutes from modern amenities. Enjoy 78 ft. of waterfront, extending to 114 ft. with a jetting point that provides additional frontage, with a sandy, walk-in beach and a large retaining wall. The main house boasts 3 spacious bedrooms and 2 bathrooms, while a separate Bunkie/guest suite offers an additional bedroom with a 3-piece ensuite. An inviting chefs kitchen and open main floor plan are perfect for entertaining. Relax by the cozy wood-burning fireplace in the living room and create memorable moments with family and friends in the dining room while enjoying stunning water views through the expansive picture windows that stretch across the entire back of the house. A spacious foyer/mudroom/laundry room adds convenience. The upper level features a walkout to a balcony with glass railings and views of the Lake Simcoe sunrise. Notable updates include a new AC unit (2021) a gas furnace (2020), hardwood and LVP plank flooring on the upper level (2024), a fully updated main floor bath (2024), and an updated primary bath (2021).The property also includes an oversized, heated double garage and driveway parking for 4+ cars, along with a custom shed for storing canoes and kayaks. This home is perfect as a peaceful summer cottage or a full-time residence with town water and sewers, offering a tranquil lakeside lifestyle close to urban conveniences.

Listing Contracted With: **ROYAL LEPAGE FIRST CONTACT REALTY 705-728-8800**