Feature Sheet

Experience Summer at Its Best – Welcome to Pioneer Point Resort



Offered at \$125,000 | 2025 Park Fees Fully Paid

Welcome to Pioneer Point Resort – Your Private, Upgraded Summer Escape

Tucked into the most peaceful, forested section of one of Ontario's most beloved seasonal resorts, this **2007 Northlander Cottager (in service since 2010)** offers the perfect blend of comfort and convenience with **30 amp service**.

Inside, you'll find thoughtful upgrades including a **ceramic backsplash**, **laminate flooring**, **two entrances**, **and a full bathroom with skylight**. The layout is designed for families and guests, featuring a **double bunk bed with storage**, **queen bed with storage**, **and a pull-out couch**. A large storage closet makes extended summer stays easy.

Step outside to a **14x40 deck spanning the width of the trailer with a solid hard top cover**, perfect for dining, relaxing, or entertaining in any weather. An **outdoor shed** adds even more storage. Surrounded by nature, this site offers privacy, fresh air, and the kind of tranquility that makes summer unforgettable.

Just a short 7-minute walk to the beach, you're also close to the resort's fantastic amenities. **Pioneer Point Resort perks** include two pools for adults and kids, a private beach with freshly added sand each year, pickleball courts, a bouncy pillow, volleyball, horseshoes, and a full calendar of weekly events including fireworks, concerts, and tournaments. There's also a Sunday kids club and on-site laundry for added convenience.

Fees for 2025 are already paid: \$5,650 plus tax, along with a \$300 hydro deposit. The resort is open from May 3 to October 20, with optional dock rentals available.

This is a rare opportunity to enjoy a **seasonal lifestyle in Pioneer Point** without the premium price tag. Move in and start your best summer yet, this one won't last!

A Property Overview

2 bedroom- queen bed with storage, double bunk bed with storage

Full Bathroom

Living room with pull out couch

Deck with hard top

Shed

30 amp service

Location & Privacy

And yet, you're only:

- 7 minutes walking to the beach
- 5 minutes to the main park amenities

You get all the energy and community Pioneer Point is known for—with your own slice of serenity when you need it.

Pioneer Point Resort Highlights

- Two Pools Adults-only & kids' pool
- Private Beachfront Volleyball, clean water, fresh sand every year
- Pickleball League Drop-in games every weekend

- Massive Bouncy Pillow, Horseshoes, Playgrounds, and More
- Weekly Events Soccer tournaments, concerts, booze bingo, crafts
- Holiday Fireworks Shows Incredible displays that bring the whole park together
- **Fishing Tournaments** No boat needed, just bring a line and join the fun
- Sunday Kids Club Crafts, games, and unforgettable summer memories
- On-Site Laundry Stay for weekends or weeks at a time with ease

The atmosphere is welcoming, energetic, and filled with a sense of community that keeps families coming back year after year.

Additional Info

- 2025 Park Fees (\$5,650 plus tax) Already Paid
- Hydro Deposit (\$300) Already Paid
- 30 Amp Service
- Season: May 3 to October 20
- No other fees unless you choose to rent dock space (optional via office)

MLS

Welcome to Pioneer Point Resort! This 2007 Northlander Cottager (in service since 2010) offers 30-amp service, laminate flooring, ceramic backsplash, two entrances, and a full bathroom with skylight. Sleeps the whole family with a queen bed, double bunk with storage, and pull-out couch. Bright and open with a large storage closet for convenience.

Step outside to a 14x40 deck spanning the trailer, complete with a solid hard top cover, plus an outdoor shed. Surrounded by trees and nature, it's the perfect seasonal getaway. Resort amenities include two pools, private beach, pickleball, bouncy pillow, volleyball, horseshoes, kids club, and weekly summer events.

2025 park fees of \$5,650 + HST and \$300 hydro deposit are already paid. Resort open May 3–Oct 20, with optional dock rentals available. A turnkey seasonal escape just minutes from the beach, don't miss it!

Facebook & Groups

PLEASE POST TO SUMMER FUN GROUP AT PIONEER POINT ON FACEBOOK

Pioneer Point Parkbridge for Sale For Sale | \$125,000 328 Rockview

Learn More about Pioneer Point Resort

Welcome to your private retreat at Pioneer Point Resort, where comfort meets cottage life in one of the most peaceful and scenic corners of the park.

View more photos here.

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Interested in a private tour?

Come see it in person and discover why so many families, including mine, have fallen in love with this community.



Ď DM me, email lorraine@pratahotte.com, or call 647-831-1770 to book a showing.

We personally belong to this park and absolutely love it here with our family. It's more than a summer destination, it's our happy place.

Insta/Tiktok Caption

🚨 JUST LISTED – \$125,000 | 328 Rockview, Pioneer Point Resort 🚨

Your summer escape is waiting! This **2007 Northlander Cottager (in service since 2010)** is fully upgraded and ready to move in:

- 14x40 deck with hard top cover
- Queen bed, double bunks, pull-out couch
- + Full bathroom with skylight + tons of storage
- Outdoor shed + surrounded by nature
- Steps to pools, private beach, pickleball & more
- 2025 fees already paid!
- ✓ Priced at just \$125,000

This is your chance to own at **Pioneer Point Resort** — and it won't last long!

→ DM us today to book your private tour before it's gone.

#WhitbyRealEstate #DurhamHomesForSale #NorthumberlandCountyHomes #MarkPrata #LorrainePrata #TeamPrata #PioneerPointResort #SummerLiving