

\$198,000 - 1398 Range A Sideroad, Kagawong, Manitoulin Island

MLS® #2121779

\$198,000

2 Bedroom, 0.00 Bathroom,
Single Family on 3.00 Acres

N/A, Kagawong, Manitoulin Island, Ontario

This charming seasonal recreational property is a dream come true for hunters and off-grid enthusiasts alike. Located just minutes from the picturesque town of Kagawong—home to Bridal Veil Falls, the scenic North Channel shoreline, boutique village shops, the municipal marina, and the Old Mill Heritage Centre—this property offers the perfect balance of seclusion and accessibility, including access to a private beach just 2 km away. Situated on a year-round municipal road, the property features mixed bush, established trails, two elevated tree stands, and a fully insulated off-grid cabin. The 18' x 24' cabin offers an open-concept kitchen, dining, and living area, two bedrooms, and a loft for additional sleeping space. An air-tight wood stove keeps the cabin warm during cool autumn nights, while cathedral ceilings with exposed beams create a rustic, welcoming atmosphere. Step through the sliding doors onto a spacious 12' x 24' front deck—perfect for BBQs, relaxing after a hunt, or soaking up the peaceful surroundings. The back deck leads to a wood shed, conveniently located for year-round wood access. The cabin is powered by a solar panel system with battery storage for lighting and USB charging, and it's also wired for a 110V generator. Propane powers the kitchen and indoor lighting, making this a fully functional off-grid experience. Additional



structures include a storage shed, outhouse, and a unique outdoor shower stall for an immersive nature experience. And to top it all off—relax and unwind in your very own wood-burning barrel sauna, the perfect way to end a day spent on the trails or in the stand. Whether you're looking for a hunting camp, a private retreat, or a rustic getaway, this property has it all. Book your private tour today and discover your own slice of Northern Ontario wilderness. (id:6289)

Essential Information

Listing #	2121779
Price	\$198,000
Bedrooms	2
Bathrooms	0.00
Acres	3.00
Type	Single Family
Sub-Type	Freehold
Style	Cottage

Community Information

Address	1398 Range A Sideroad
Subdivision	N/A
City	Kagawong, Manitoulin Island
Province	Ontario
Postal Code	P0P1J0

Amenities

Amenities	Park, Shopping
Parking	Gravel

Interior

Heating	Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood

of Stories 1

Exterior

Exterior Vinyl siding

Roof	Asphalt shingle
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Listing Details

Listing Office ROYAL LEPAGE NORTH HERITAGE REALTY, BROKERAGE
(MINDEMOYA)



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