

# \$1,099,000 - 20 Mowat Crescent, North Bay (ferris)

MLS® #X12030681

**\$1,099,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Ferris, North Bay (ferris), Ontario

Your pristine piece of glorious Canadian shield on the shores of Lake Nipissing awaits: and it's right in the city of North Bay. This property is one of a kind, high and dry, has never flooded, un-eroded bedrock, an entire pointe fronting on the east shoreline, with West sunset exposure, 3 full sides of water frontage totalling over 522 ft. So many opportunities with this property being zoned C7: tourism, short term rental, motel/resort and many other options- a true investment for business and for the city of North Bay. Nestled right off Lakeshore Dr. on a quiet crescent with majestic trees and shrubs, a stone's throw from popular restaurants such as Churchill's PrimeRib House/Cultura, the Marigold, and Farina's. A short walk to Sunset Park and truly in the hub of all the winter activities such as ice fishing, snowmobiling, etc. There is a 2 bedroom cottage on the property with city services. The utilities have been turned off and taken out as the home has remained vacant for years. This could also be the location of your newly built dream home by easily converting to residential zoning. (id:6289)

## Essential Information

|            |             |
|------------|-------------|
| Listings # | X12030681   |
| Price      | \$1,099,000 |
| Bedrooms   | 2           |
| Bathrooms  | 1.00        |



|          |               |
|----------|---------------|
| Acres    | 0.00          |
| Type     | Single Family |
| Sub-Type | Freehold      |
| Style    | Bungalow      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 20 Mowat Crescent  |
| Subdivision | Ferris             |
| City        | North Bay (ferris) |
| Province    | Ontario            |
| Postal Code | P1A1R5             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Public Transit, Schools                             |
| Features       | Wooded area, Irregular lot size, Rocky, Lane, Level |
| Parking Spaces | 4   |
| Parking        | No Garage   |
| View           | Lake view, Direct Water View                        |
| Is Waterfront  | Yes   |
| Waterfront     | Waterfront  |

### Interior

|              |       |
|--------------|-------|
| Heating      | Other |
| # of Stories | 1     |

### Exterior

|                 |                               |
|-----------------|-------------------------------|
| Exterior        | Vinyl siding                  |
| Lot Description | 590 x 250 FT 1/2 - 1.99 acres |
| Foundation      | Block                         |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Revel Realty Inc. Brokerage |
|----------------|-----------------------------|



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