\$850,000 - 2442 Highway 520, Magnetawan

MLS® #X12031542

\$850,000

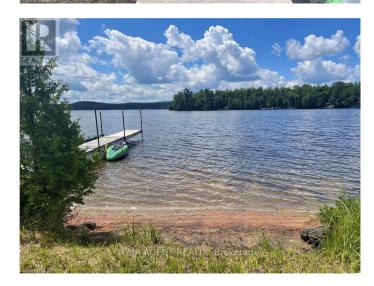
4 Bedroom, 2.00 Bathroom, Single Family on 0.00 Acres

Magnetawan, Magnetawan, Ontario

An incredible opportunity awaits on the shores of Lake Cecebe! This versatile property offers a blend of residential comfort and commercial potential, making it an ideal investment for entrepreneurs, multi-family buyers, or those looking to create a thriving campground or cottage rental business. The 4-bedroom, 2-bath main home, set on just under 2 acres, features a separate entrance and an unspoiled basement currently used as a workshop. While the home requires some TLC, its spacious layout and prime location offer endless possibilities. The real highlight is the property's zoning approval for up to six cabins and multiple tent and trailer sites, complemented by two drilled wells, two septic systems, and 10 water hookups previously used for trailer connections. A private beach, dock, and direct lake frontage provide excellent swimming, boating, and fishing access, with over 40 miles of waterways to explore. Whether catering to fishing and ice fishing enthusiasts, ATV and snowmobile riders, or summer vacationers, the possibilities here are endless. Adding even more value, an additional lakefront lot across Highway 520 is included, enhancing your waterfront footprint. With convenient access from Hwy 11 and located in the picturesque Almaguin Highlands, this is a rare chance to own a prime waterfront investment just north of Muskoka. (id:6289)







Essential Information

Listing # X12031542

Price \$850,000

Bedrooms 4

Bathrooms 2.00

Half Baths 1

Acres 0.00

Type Single Family

Sub-Type Freehold

Community Information

Address 2442 Highway 520

Subdivision Magnetawan

City Magnetawan

Province Ontario
Postal Code P0A1C0

Amenities

Utilities Electricity, Wireless

Features Waterway, Open space, Dry

Parking Spaces 10

Parking No Garage

View Direct Water View

Is Waterfront Yes

Waterfront Waterfront

Interior

Appliances Water Heater, Satellite Dish

Heating Propane Other

of Stories 2

Basement Separate entrance, Walk-up

Exterior

Exterior Vinyl siding

Lot Description 272.3 x 226.2 FT|1/2 - 1.99 acres

Foundation Stone

Listing Details

Listing Office FAIR AGENT REALTY





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