

# \$419,000 - Lot 13 Sandy Shores Trail, Madawaska Valley

MLS® #X12091918

**\$419,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.00 Acres

570 - Madawaska Valley, Madawaska Valley,  
Ontario

Located in the highly sought-after Chippawa Shores development just minutes from Barrys Bay, this 1.86-acre corner lot offers a unique opportunity to build your dream home or cottage in a private, family-friendly community. With 151 ft of frontage on the serene Green Lake, this property is perfectly situated beside the community's private access point, offering an ideal setting for peaceful lakeside living. Imagine spending your days relaxing by the water, enjoying the calm of Green Lake from your dock, and creating lasting memories surrounded by nature. Chippawa Shores is a freehold waterfront development thoughtfully designed with privacy and exclusivity in mind. Residents benefit from joint-use access to The Lodge, The Great Lawn, and over 1,300 ft of western-facing sandy beachfront on the Madawaska River perfect for swimming, beach volleyball, and water sports. With private roads providing year-round access, no timeline to build, and a minimum build size of 1,250 sq ft, this community offers flexibility and freedom to create the lifestyle you envision. Municipal by-laws and building code regulations apply. An exceptional setting for year-round living, retirement, or a seasonal retreat Chippawa Shores combines natural beauty, community amenities, and timeless value. (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | X12091918   |
| Price     | \$419,000   |
| Bathrooms | 0.00        |
| Acres     | 0.00        |
| Type      | Vacant Land |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | Lot 13 Sandy Shores Trail |
| Subdivision | 570 - Madawaska Valley    |
| City        | Madawaska Valley          |
| Province    | Ontario                   |
| Postal Code | K0J1B0                    |

### Amenities

|               |                    |
|---------------|--------------------|
| Utilities     | Electricity        |
| Features      | Irregular lot size |
| Parking       | No Garage          |
| View          | Direct Water View  |
| Is Waterfront | Yes                |
| Waterfront    | Waterfront         |

### Exterior

|                 |              |
|-----------------|--------------|
| Lot Description | 149 x 543 FT |
|-----------------|--------------|

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|



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