

\$799,900 - Lot 9 Plan 36m724, West Nipissing (north Monetville)

MLS® #X12304470

\$799,900

3 Bedroom, 3.00 Bathroom,
Single Family on 696.90 Acres

North Monetville, West Nipissing (north Monetville), Ontario

Experience the ultimate in waterfront living on your own parcel of 3.5 - acres on Browns Island in the French River on Lake Nipissing. Embrace stunning panoramic views from this tranquil retreat immersed in natural beauty and boast in the mesmerizing sunrises and sunsets as the parcel offers stunning views from every angle inside and outside the main cottage. This charming 2-bedroom, 1-bathroom cottage features an inviting open concept design and a spacious screened-in sunroom, perfect for unwinding or entertaining guests. Cozy up in the spring and fall by the wood stove. Complete septic system approved by NMBCA services main cottage and sleep cottages. All buildings have received a fresh coat of exterior paint in 2023. Propane appliances, including fridge, stove and hot water tank. Enjoy convenient access to the water with a protected docking area and boat house. Ideal for hosting gatherings, this property includes a sleep cottage, ideal for additional sleeping arrangements or recreational activities. Additionally, there are 2 sheds for ample storage of all your water toys. Lake Nipissing, renowned for exceptional boating and fishing, promises endless outdoor adventures right at your doorstep. Additionally, the property has a double door boathouse to protect your boats and water toys. Get your beach days on with access to multiple beaches on property from



North Shore to South Shore. Don't miss the chance to own a piece of Lake Nipissing's famed lifestyle with this exclusive property. Located 30 minutes from North Bay& 3 hours from the north end of Toronto, Browns Island is really something to be seen to be appreciated - for the history that lies there, what it is now and what it could be to your family. Additional vacant lots are available to increase your acreage size perfect for large families looking to escape the city! (id:6289)

Essential Information

Listing #	X12304470
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Acres	696.90
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	Lot 9 Plan 36m724
Subdivision	North Monetville
City	West Nipissing (north Monetville)
Province	Ontario
Postal Code	P0M2K0

Amenities

Features	Wooded area, Irregular lot size, Partially cleared, Hilly
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Stove, Refrigerator
Heating	Other

Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 1

Exterior

Exterior Wood
Foundation Wood/Piers, Wood

Listing Details

Listing Office Coldwell Banker-Peter Minogue R.E., Brokerage



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