

\$199,000 - 8 St. Francis Island, South Glengarry

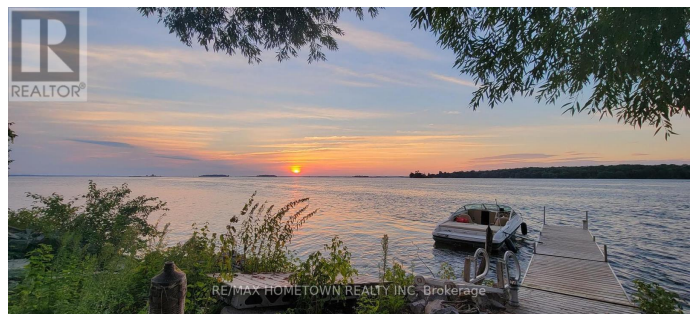
MLS® #X12374750

\$199,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

723 - South Glengarry (Charlottenburgh) Twp,
South Glengarry, Ontario

Unbeatable Opportunity: Land Lease Lot with Modern 2-Bedroom Chalet & Spectacular St. Lawrence River Views. Discover one of the most compelling waterfront opportunities along the legendary St. Lawrence River. Known for its vibrant marine traffic, stunning vistas & rich history, the St. Lawrence River is a highly coveted destination for boating, fishing & relaxation. Securing property directly on this iconic waterway is extremely difficult, & finding such a prime parcel with a turnkey chalet at this price point is virtually impossible. This exceptional land lease lot offers a beautifully built, fully furnished chalet completed in 2023. Designed with modern architectural plans (available), this cozy 2-bedroom, 1-bathroom retreat combines comfort & scenic beauty. The property features a level, expansive lawn, perfect for outdoor entertaining or simply soaking in the breathtaking river views that stretch for miles. Included is a meticulously maintained dock, granting direct access to the river for boating, fishing & water activities. Whether you're cruising along the historic channel or unwinding at your private waterfront sanctuary, this property provides the perfect launchpad for your riverfront lifestyle. Utilities are thoughtfully installed, with a lake water intake system and a holding tank, ensuring ease of use and environmental sustainability. The property comes fully furnished, allowing you to move right in and enjoy the idyllic setting immediately. The boat



is negotiable, adding further appeal for water lovers eager to explore the vast waterways. Properties along the St. Lawrence River are incredibly scarce, especially at this price. This is a rare opportunity to own a piece of one of North Americas most desirable waterways without breaking the bank. Whether you're seeking a peaceful retreat, a recreational haven, or an investment opportunity, this property offers unmatched value & exceptional potential. (id:6289)

Essential Information

Listing #	X12374750
Price	\$199,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Chalet

Community Information

Address	8 St. Francis Island
Subdivision	723 - South Glengarry (Charlottenburgh) Twp
City	South Glengarry
Province	Ontario
Postal Code	K0C2E0

Amenities

Features	Flat site
Parking	No Garage
View	River view, View of water, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Heating	Other
Cooling	None

Exterior

Exterior	Wood
Lot Description	159.9 x 340.6 FT
Foundation	Wood/Piers

Listing Details

Listing Office RE/MAX HOMETOWN REALTY INC



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