

\$825,000 - 121 Proudfoot Road, Kearney

MLS® #X12390874

\$825,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Kearney, Kearney, Ontario

This cottage/hunting camp sits on nearly 200 acres of pristine land, easily accessed via a municipally maintained road and conveniently located near Highway 11. Burk's Falls is only 20 minutes away, for all your conveniences. This beautiful property is accessed further by a private driveway. Wildlife such as moose and deer frequent the area, making it the perfect setting for nature enthusiasts, hunters, or anyone seeking a quiet getaway. This land abuts both Magnetawan and Proudfoot rivers, giving access for fishing, boating and watching nature. The Magnetawan River leads to Pickerel Lake, which has public boat access, for your convenience. The property features several bunkies, (one with 1 bunk bed, the other with 2 bunk beds) offering plenty of space for extended family and or guests. The main cottage includes 2 bedrooms, a charming, functional kitchen; and a bathroom (3 piece) connected to septic. Water (indoor, seasonally), a wood stove for heating, and propane appliances (stove fridge and freezer provide comfort and convenience. There is also a separate bathhouse, which adds to the practicality. Completely off-grid, the property is powered by a generator, and battery systems. A sawmill kept in the barn is also included for those with future building or creative projects in mind. This is unspoiled nature, an opportunity to get revitalized. Book your appointment today, the owner would be delighted to show you around. (id:6289)



Essential Information

Listing #	X12390874
Price	\$825,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	121 Proudfoot Road
Subdivision	Kearney
City	Kearney
Province	Ontario
Postal Code	P0A1Z0

Amenities

Features	Wooded area, Flat site, Carpet Free
Parking Spaces	10
Parking	No Garage
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Freezer, Stove, Refrigerator
Heating	Other
Cooling	None
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	3185.2 x 2683.6 FT 100+ acres
Foundation	Concrete, Wood/Piers

Listing Details

Listing Office	Royal LePage Lakes Of Muskoka Realty
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