

\$349,000 - 1465 Canning Road, Gravenhurst (muskoka (s))

MLS® #X12421884

\$349,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Muskoka (S), Gravenhurst (muskoka (s)),
Ontario

Your private paradise in Muskoka awaits! Welcome to your dream escape; nearly 50 acres of natural, untouched beauty in the heart of Severn Bridge. Whether you're a nature lover, an off-grid enthusiast, or a Prepper seeking ultimate privacy, this property offers it all. This buildable lot is ready for your dream home or off-grid retreat! Tucked away with a grandfathered causeway to enter the property, your peace and seclusion are fully preserved. Hydro and high-speed internet available at the road. Adventure is at your doorstep; hiking, snowshoeing, ATVing, fishing, hunting, and cross-country skiing right on your own land, with groomed snowmobile Trail 4 running right across the road. For water lovers, boat access to the Trent-Severn Waterway and Sparrow Lake is just a stones throw away, with a dock nearby to launch at Lauderdale Point Marina. Additional highlights include: Managed Forest Tax Incentive Plan in place until 2037, HST to be paid by Seller & Vendor Take-Back (VTB) financing options are available. Nature surrounds you here with mature trees, diverse wildlife, and the serenity that only a property like this can offer! Whether you're building now or holding as a future escape, this is a rare opportunity to secure a slice of heaven in Muskoka, conveniently located just 20 minutes to Gravenhurst and Orillia. (id:6289)



Essential Information

Listing #	X12421884
Price	\$349,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	1465 Canning Road
Subdivision	Muskoka (S)
City	Gravenhurst (muskoka (s))
Province	Ontario
Postal Code	P0E1N0

Amenities

Amenities	Marina, Schools, Ski area
Utilities	Electricity
Features	Wooded area, Irregular lot size, Flat site

Exterior

Lot Description	657.76 x 3293.6 FT ; 657.76 x 3293.60 x 653.22 x 3295.50 ft 25 - 50 acres
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Listing Details

Listing Office	PSR
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