

# **\$2,999,999 - 260 James Street, Marmora And Lake (marmora Ward)**

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MLS® #X12443739

**\$2,999,999**

4 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Marmora Ward, Marmora And Lake (marmora Ward), Ontario

Welcome to a truly rare and exceptional opportunity. 372 acres of unspoiled natural beauty at the very end of a quiet dead-end road, offering absolute privacy and tranquility. Just 2 miles from the picturesque town of Marmora and Lake, this expansive riverfront estate features no visible neighbours, no adjacent cottages, and no developments across the water. Perfect for a private family compound, income-generating retreat, or commercial venture, the property boasts a diverse range of uses. Enjoy swimming, fishing, canoeing & kayaking. The setting is ideal for potential cabin rentals, hobby farming, or communal living. Highlights also include two homes, a bunkie cottage, and barn conversion with two separate living units, plus a fully connected 3-bed, 2-bath mobile home. Property also features a large workshop with hoist, mezzanine for storage & office. Enjoy your very own 5-acre private island, 16 km of groomed trails, and 2,000+ feet of riverfront; & a private target range. This property has complete unmatched seclusion with zero through-traffic yet only 5 minutes to all town amenities, and there's also potential for severances. Whether you're looking for a development opportunity, a business venture, or a private sanctuary, this property offers endless possibilities and must be seen to be truly appreciated. (id:6289)



## Essential Information

Listing #	X12443739
Price	\$2,999,999
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family

## Community Information

Address	260 James Street
Subdivision	Marmora Ward
City	Marmora And Lake (marmora Ward)
Province	Ontario
Postal Code	K0K2M0

## Amenities

Amenities	Beach, Park, Fireplace(s)
Utilities	Electricity, Wireless
Features	Wooded area, Irregular lot size, Rolling, Open space, Flat site, Level, Sauna
Parking Spaces	21
Parking	Attached Garage, Garage
# of Garages	2
View	River view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Island

## Interior

Appliances	Hot Tub, Water Heater - Tankless, Water Heater
Heating	Propane Other
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	2

## Exterior

Lot Description	4224 x 2323 FT ; See Remarks 100+ acres
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## Listing Details

Listing Office	ROYAL LEPAGE FRANK REAL ESTATE
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