

\$1,400,000 - 836 Lake Nipissing Road, Nipissing

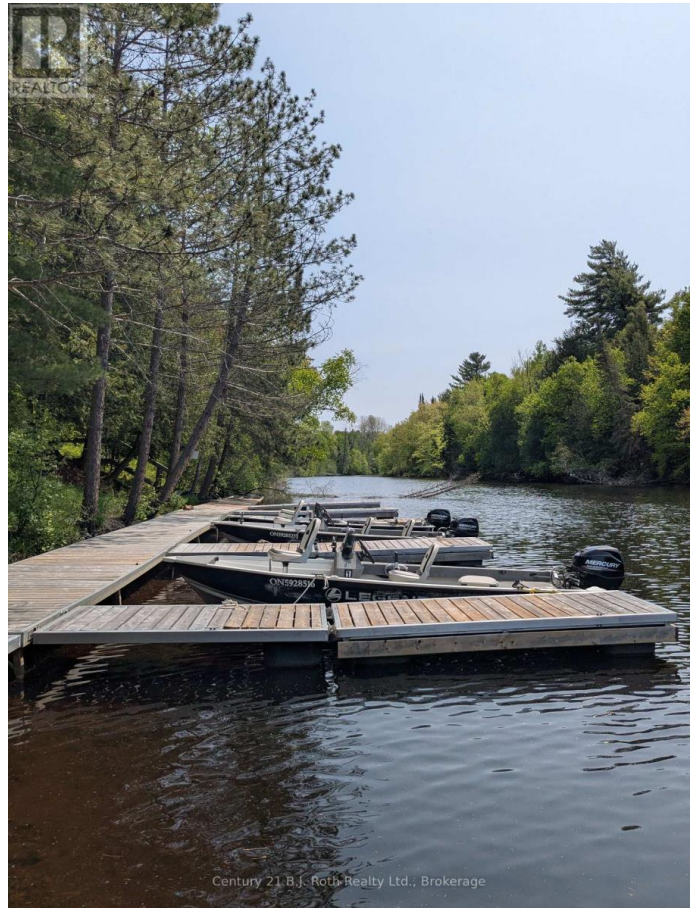
MLS® #X12443770

\$1,400,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Nipissing, Nipissing, Ontario

THIS IS A WONDERFUL OPPORTUNITY FOR A RETIRED COUPLE LOOKING TO STAY BUSY WITH A YEAR ROUND 3 BEDROOM BUNGALOW + A FULL UNFINISHED BASEMENT IDEALLY LOCATED ON A YEAR ROUND MUNICIPAL ROAD WITH 13.92 ACRES OF MATURE FOREST ON 1070 FEET OF RIVERFRONT ON THE SOUTH RIVER LEADING INTO LAKE NIPISSING FOR WONDERFUL FISHING OPPORTUNITIES. THERE ARE 5 SEASONAL FURNISHED COTTAGES (1X 3 BEDROOM + 4X2 BEDROOM)(2 ARE INSULATED). THERE ARE ALSO 12 TRAILER SITES (SOME WITH FULL HOOK UPS (HYDRO, WATER & GAS)SOME WITH HYDRO & WATER. ALL TRAILER SITES AND COTTAGES AND MAIN HOUSE OVERLOOK 1070 FEET OF RIVERFRONT ON THE SOUTH RIVER. AMAZING DOCK SPACE WITH 4 BOATS AND MOTORS INCLUDED. PRESENTLY OPENED MAY-OCT BUT COULD BE MADE YEAR ROUND. RARE FIND WITH PLENTY OF ROOM TO EXPAND FOR MORE SITES IF DESIRED. ALL OF RIVERFRONT AND ROAD FRONTAGE IS ZONED C3 FOR HOUSE, COTTAGES AND CAMPSITES. HALF OF THE ACREAGE IS ZONED EP WHICH CREATES TREED PRIVACY ON YOUR WATERFRONT ESTATE! WONDERFUL OPPORTUNITY FOR THE RIGHT BUYER. HST IS IN ADDITION TO THE PURCHASE PRICE. (id:6289)



Essential Information

Listing #	X12443770
Price	\$1,400,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	836 Lake Nipissing Road
Subdivision	Nipissing
City	Nipissing
Province	Ontario
Postal Code	P0H1W0

Amenities

Amenities	Fireplace(s), Separate Electricity Meters
Utilities	Electricity, Electricity Connected, Telephone
Features	Wooded area, Irregular lot size, Carpet Free, Gazebo, Guest Suite
Parking Spaces	50
Parking	No Garage, RV
View	River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water Treatment, Dryer, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding
Exterior Features	Landscaped
Lot Description	181.4 x 1070 FT ; 1070X352.86X1104.15X662.79X181.36 10 - 24.99

acres
Foundation Block
Listing Details
Listing Office Century 21 B.J. Roth Realty Ltd



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Listing information last updated on October 15th, 2025 at 7:01am EDT