

\$349,900 - 4488 Kawagama Lake Road, Algonquin Highlands (sherborne)

MLS® #X12458715

\$349,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Sherborne, Algonquin Highlands (sherborne),
Ontario

Idyllic 10 acre parcel of land consisting of a well-balanced mix of mature deciduous and coniferous trees with a depth of 725' and ample room to roam and enjoy nature. A beach and concrete public boat ramp are a few hundred meters away on the south shore of Haliburton's largest lake (aka KAWAGAMA LAKE), where one can swim or launch a boat. Smallmouth bass and lake trout are abundant. The subject lot already has a gated driveway and a cleared building site. It has some trails throughout the property, to explore and get up close to wildlife and meander around stunning natural beauty. The skies are dark at night which is a fantastic backdrop to lots of stars and planets above. It's quite common to hear owls, loons and wolves. The electrical services provided by Hydro One are along the 4-season road, at the end of the driveway. High speed internet is easily accessible. There are excellent sites to place a home on, together with a septic system and drilled well. There is a lot of crown land nearby, which is a joy to hike, snowshoe, ATV and snowmobile on, since there is a vast network of trails throughout, which is open to the public. The paved road is municipally-maintained all year long, plowed early on winter mornings and is a school bus route. The charming town of Dorset is about 20 minutes away, where there are lumber and building supplies, a general store



for groceries, restaurants, outdoor ice rink, community center, post office, church, LCBO, cannabis store, gas station and more. There are various marinas on Kawagama Lake or Lake of Bays, where one can keep a boat. Build your dream home and start your memories here! (id:6289)

Essential Information

Listing #	X12458715
Price	\$349,900
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	4488 Kawagama Lake Road
Subdivision	Sherborne
City	Algonquin Highlands (sherborne)
Province	Ontario
Postal Code	P0A1E0

Amenities

Amenities	Beach, Marina
Utilities	Electricity
Features	Wooded area, Sloping

Exterior

Lot Description	600 x 736 FT 10 - 24.99 acres
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Listing Details

Listing Office	Forest Hill Real Estate Inc.
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