# \$350,000 - Pcl 16569 Burnt Island, West Nipissing (north Monetville)

MLS® #X12459727

### \$350,000

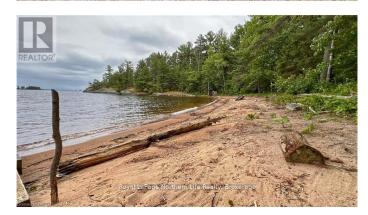
1 Bedroom, 1.00 Bathroom, Single Family on 0.00 Acres

North Monetville, West Nipissing (north Monetville), Ontario

Affordable Waterfront Escape Burnt Island, Upper French River / Lake Nipissing. If you've been dreaming of lakefront living but thought it was out of reach, this is your opportunity. Tucked away on beautiful Burnt Island, where the Upper French River meets Lake Nipissing, this off-grid cottage offers everything you need to unplug, unwind, and make lifelong memories, without the luxury price tag. One of only a handful of privately owned parcels on the island, this rustic retreat has been in the same family since 1948. The cottage was built in stages over the years and includes a cozy screened-in porch, a loft sleeping area, propane appliances, and a handcrafted stone fireplace made from rocks gathered right on the island. Set on a generous lot filled with natural rock, mature trees, and wild blueberries, the property also features access to a sandy beach area, great fishing off Muskie Point, and stunning sunset views. There's even a small inland lake on the island and plenty of space to explore. It is water-access only, completely off-grid, and full of character, a simple, peaceful getaway with unbeatable lakefront value. If you are looking for an affordable cottage experience in Northern Ontario, this is a rare and special find. (id:6289)







#### **Essential Information**

Listing # X12459727

Price \$350,000

Bedrooms 1

Bathrooms 1.00

Half Baths 1

Acres 0.00

Type Single Family

Sub-Type Freehold
Style Bungalow

## **Community Information**

Address Pcl 16569 Burnt Island

Subdivision North Monetville

City West Nipissing (north Monetville)

Province Ontario
Postal Code P0M2N1

#### **Amenities**

Amenities Beach, Fireplace(s)
Features Wooded area, Level

Parking No Garage

View, Lake view, View of water, Direct Water View

Is Waterfront Yes

Waterfront Waterfront

#### Interior

Appliances Stove, Refrigerator

Heating Other
Cooling None
Fireplace Yes
# of Fireplaces 1
# of Stories 1

#### **Exterior**

Exterior Wood

Lot Description 745 x 303 Acre|2 - 4.99 acres

Foundation Wood/Piers, Stone

## **Listing Details**

## Listing Office

# Royal LePage Northern Life Realty, Brokerage





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