

\$225,000 - 35 Almaguin Drive, Mcmurrich/monteith (sprucedale)

MLS® #X12490562

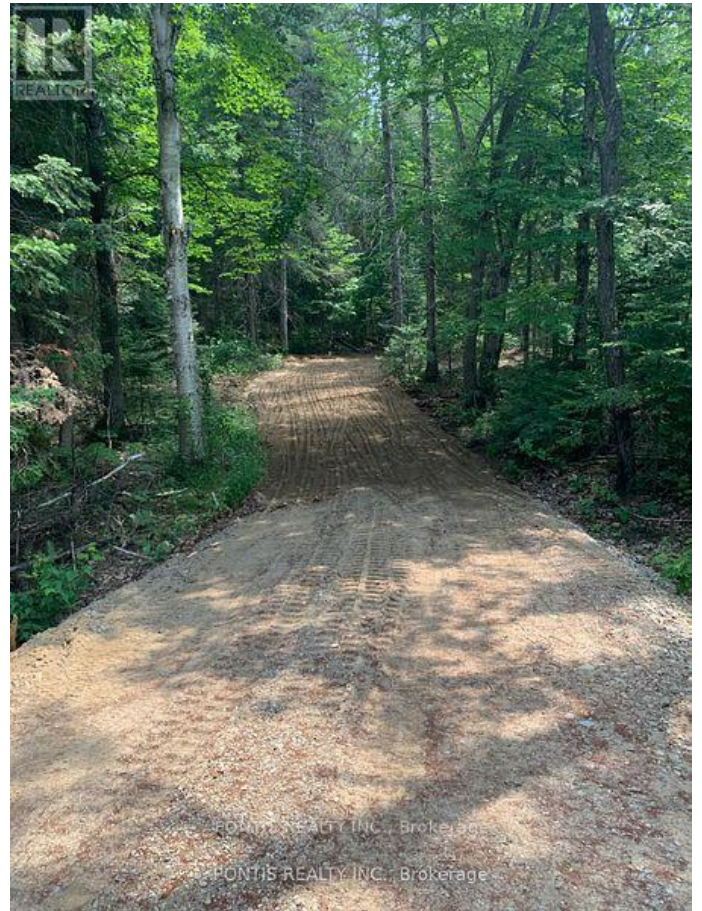
\$225,000

0 Bedroom, 0.00 Bathroom, 15 sqft

Vacant Land on 14.85 Acres

Sprucedale, Mcmurrich/monteith (sprucedale), Ontario

Great location a short distance to highway 11 making an easy commute. This 14+ acre parcel offers a mixed forest with some wetlands. This property is split by Almaguin Drive, over 10 acres on the East side and just under 5 on the west side. Build on the one side of the road and use the other side for recreational trails. An environmental study has confirmed that there is a building envelope on this property with plenty of space to build your dream home. Property is suitable for a walk out basement. This is a great property for a year round country home or vacation property. Boat launch for Doe Lake access only 2 mins away. General Store and Gas Station located 5 mins away. A great spot for Hunting (lots of Crown Land in the area), ATVing & Snowmobiling. Swim at the beach area which is a short distance away on Almaguin Drive. Burks Falls and Hunstville 20 mins away. Must have a look to truly appreciate what this parcel of land has to offer. 21 ft Weekender Trailer is being sold with land and is outfitted with solar power. (id:6289)



Essential Information

Listing #	X12490562
Price	\$225,000
Bathrooms	0.00

Square Footage 15
Acres 14.85
Type Vacant Land

Community Information

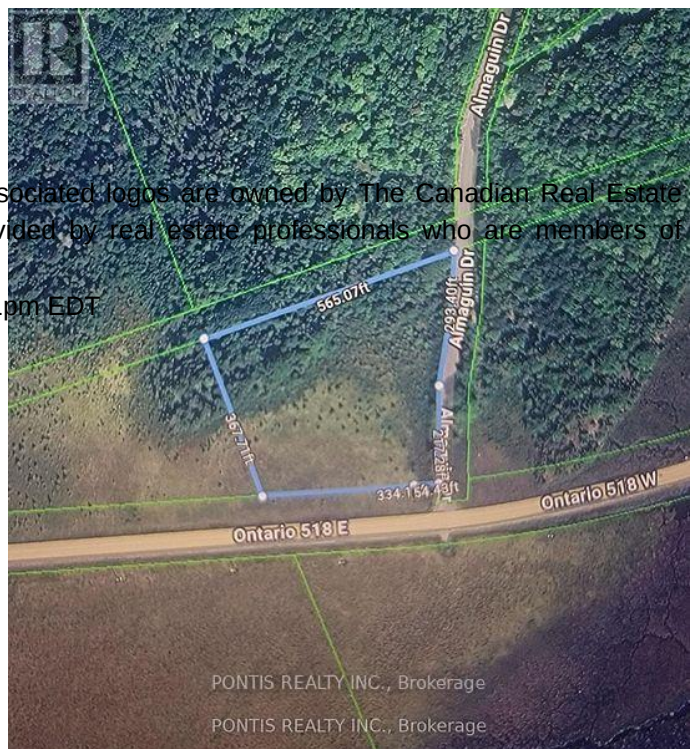
Address 35 Almaguin Drive
Subdivision Sprucedale
City McMurrich/monteith (sprucedale)
Province Ontario
Postal Code P0A1C0

Amenities

Features Irregular lot size

Listing Details

Listing Office PONTIS REALTY INC.



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