

\$348,000 - 1394 Bartlett Lake Road, Ryerson

MLS® #X12493834

\$348,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Ryerson, Ryerson, Ontario

Discover the perfect balance of nature, convenience, and opportunity on this 2.5 acres gated property. Thoughtfully excavated and ready for your vision, this property is ideal for building your dream home, cottage getaway, or taking advantage of RU zoning for residential, agricultural, or small business use.

PROPERTY HIGHLIGHTS:- RU Zoning:

Allows for residential or non-residential uses (agriculture, commercial nursery/greenhouse. Hunt camp, kennel veterinary clinic and more)-

Year-Round Access via township-maintained road

Utilities Ready:- New 200 amp hydro service built with Generac Switch Panel and ready to install backup generator. Ready to connect your RV or trailer to 50amp, 30amp or 15 amp hydro service.- Septic system sized for a 4-bedroom, 2 full bathrooms & kitchen structure (2,000 L/day) + RV sewage waste piping to septic.- Quick-replenishing dug well with yard hydrant, compatible with RV water hookup. Outdoor Features:- Lit driveway gates with power access on both sides- Spacious cleared land with lots of open storage-

Muskoka stone seating around a large fire pit, perfect for all year-round campfires- Optional 20' sea container sold separately (like new and colour blends beautifully with the environment)

Nearby Recreation:- 5 minutes (2.8km) to Rainy Lake boat launch- 8 minutes (6.5km) to Doe Lake boat launch- 8 minutes (6.5km) to Seguin ATV & Snowmobile trails (100+km from Georgian Bay to Algonquin Park) This property is turn-key ready for



year-round living, recreation, or business potential. With all major systems in place, Hydro, Septic and Water you can start enjoying country living right away. (id:6289)

Essential Information

Listing #	X12493834
Price	\$348,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	1394 Bartlett Lake Road
Subdivision	Ryerson
City	Ryerson
Province	Ontario
Postal Code	P0A1Y0

Amenities

Utilities	Electricity
Parking Spaces	12
Parking	No Garage

Interior

Heating	Other
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Exterior

Lot Description	278.84 x 390.72 FT 2 - 4.99 acres
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Listing Details

Listing Office	ROYAL LEPAGE TERREQUITY SW REALTY
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