

\$399,900 - 188 RIVER Road

Listing ID: 40402387

\$399,900

, 34.96 acres

Vacant Land

188 RIVER Road, Sundridge, Ontario,
P0A1Z0

A rare opportunity to own a very private and majestic 35 acres with amazing waterfront views of beautiful Forest Lake. Ideal location for a year-round home or cottage retreat in the beautiful Almaguin Highlands Region of Parry Sound District, located 2.5 hours north of Toronto. Only mins from Hwy 11 and villages of South River/Sundridge with all amenities.

Peaceful and secluded area. Build at your leisure and enjoy your lakeview retreat. Joly Township allows trailers for small annual licence fee. Spacious, level building site surrounded by old growth red/white pine, white/silver birch, maples, beach, and spruce. Hiking trails throughout the 35 acres. Algonquin Park only a short drive away. Large stretch of waterways for your boating desires with 2 public boat launches for easy access. Forest Lake is a popular destination for canoeing/kayaking and large enough for a variety of watersports.

Small/light plane airpark approximately 5 mins away. Excellent fishing, Forest Lake boasts a variety of species - walleye, small/large mouth bass, perch, Northern pike to name a few. Ideal hunting property and plenty of crown land only a short ATV ride away. Surrounded by hiking/cycling/ATV trails. OFSC trail down

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the road. Property includes a small triangular parcel, less than an acre, located on the south shore of the lake. Survey is available. Joly Township owns the waterfront along the north side of the lake.
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Listing Office:Re/Max Legend Real Estate Inc., Brokerage, Sundridge