

# \$2,100,000 - 176 BALSAM Road

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## Listing ID: 40421373

**\$2,100,000**

4 Bedrooms, 1 Bathrooms, 40 acres

Single Family

176 BALSAM Road, McKellar, Ontario,  
P0G1C0

Welcome to Ryan Lake in McKellar township. A very rare opportunity to own 40+/- acres with a large 1850 sq.ft home with 4 beds, 4-piece bath, formal dining room, living room & wood fireplace, kitchen and laundry all on the main level plus a bonus 1850 sq.ft full height unfinished basement with floor to ceiling granite fireplace as well as upstairs, and ready for your creative use of space. Ryan Lake currently has approx. 5 properties with access to the lake and this property includes almost half of the entire water frontage with a whopping 4144 ft. There is municipal year round road access to the main house as well as private roads along both the east/west side of the lake. The property has a natural spring with significant water flow up to 72,000Lt/day. The property is currently/partially zoned C2 and was once a popular/busy cabin rental with 7 individual cabins with private beaches/docks, hydro and water to each cabin. Currently water & hydro has been disconnected to the cabins and they need some restoration as the property has been vacant for a number of years. Use of the building footprints and the commercial zoning could bring many possibilities for use of this property, especially where short term rentals are

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restricted or becoming restricted. There is also the investment possibility of developing into multiple parcels with hydro available and road access. C2 zoning uses:cottage rental,camp,trailer park,restaurant,hotel/motel,convenience store etc... SEE documents. Ryan Lake is semi-private with no public access which is perfect for swimming, fishing and all the water activities. (id:49587)

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Listing Office:Royal LePage Team Advantage Realty, Brokerage, Parry Sound