

\$225,000 - 269 SMOKE LAKE APL1174E

Listing ID: 40445045

\$225,000

2 Bedrooms, 1 acres

Single Family

269 SMOKE LAKE APL1174E,
Algonquin, Ontario, P0A1H0

Smoke Lake is calling! Algonquin Park leasehold for sale. Accessible by boat only, this rustic cottage has tons of potential for someone looking for their own adventure headquarters & willing to roll up their sleeves to work to make it their own. Sitting just east of the Smoke Lake creek & a quick boat ride to the landing, views are of summer sunsets, rocks, pines, hills & Hwy 60, which can be heard from this lease and seen from the dock along with dramatic cliff views. Excellent privacy + the ability to boat the creek into Tea Lk, on through Bonita & into Canoe Lk or paddle anywhere in the Park from here. Level to slightly sloping site features a pretty mix of trees, great firepit area, nice swimming & tons of forested space behind the cottage. Main cottage is largely original with a new steel roof, 2 bdrms & so much potential. Hydro was previously connected & runs behind the cottage, a rarity in the Park. Currently no running water but there is an approved greywater pit for the kitchen sink once a water pump & system is applied for & installed. Outhouse was taken down to meet lease compliance. New owner can apply to replace it or to add a composting toilet. Nice sized main cottage + large screened porch waiting to be rescreened & brought back to

\$225,000 - 269 SMOKE LAKE APL1174E

life. Seller is happy to share design plans for the changes he envisioned making. Sweet bunkie sits near the water's edge + will be a great bonus with a little TLC. Small crib dock needs work but is sufficient to dock the boat. Clean up the deadfall to resurrect the old trails onto the peninsula to the east to explore, fish & swim in complete privacy. Smoke Lk is a beautiful big, deep, clear lake. Max 20hp motors allowed. Lease fees for 2023 were \$7824. Bridge lease in place through 2024 & the 2038 lease has been approved & can be applied for by the buyer at the time of purchase/lease transfer. Opportunity knocks in Algonquin Park!
(id:49587)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 25/09/2023 10:42:48 AM

Listing Office: Chestnut Park Real Estate Limited, Brokerage, Baysville