

# \$359,000 - 2246 FERN GLEN Road

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## Listing ID: 40450409

**\$359,000**

, 4.25 acres

Vacant Land

2246 FERN GLEN Road, Sprucedale,  
Ontario, P0A1Y0

Welcome to Round Lake! The 4+ acre vacant lot is ready for you to build either your full time home or recreational residence with partially cleared building envelope and driveway. With over 400ft of hard packed sandy shoreline and south west exposure this lot is ideal for waterfront living. Round Lake is known for its crystal-clear water, which makes it a popular destination for swimming, boating, fishing, and other recreational activities. If fishing is your thing there is a variety of fish species making it a popular spot. Accessible year round with easy access the road is municipally maintained. The area itself is mix of both year round and seasonal residents, a real sense of community. Septic permit dated 2004, hydro information and survey available upon request. Sellers are open to a VTB (Vendor take back mortgage). (id:49587)

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