

# \$575,000 - 20 BREEZY POINT Road

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## Listing ID: 40458200

**\$575,000**

2 Bedrooms, 1 Bathrooms, 780

Single Family

20 BREEZY POINT Road, Sprucedale,  
Ontario, P0A1Y0

9.62 acres consisting of 2 parcels on beautiful Bear Lake. Sprucedale is less than 15 minutes with a gas/convenience/LCBO store and chip trucks or for major shopping travel 40 minutes to Huntsville or Parry Sound! Access to the Park to Park trail for year round fun, is only minutes away. 255' of waterfront, 2 bedroom 14x60' mobile home to enjoy as a cottage OR to use while you're building your dream home/cottage. Airtight wood stove for those chilly days. Mobile is equipped with propane furnace, which current owners have never used, they only use wood stove. Private location with 2 road frontages! Come enjoy Bear Lake, with some great fishing and boating! Taxes noted are interim amount. (id:49587)

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Listing Office: Red And White Realty Inc., Brokerage, Emsdale