

# \$309,000 - 1108 CHETWYND Road

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## Listing ID: 40460770

**\$309,000**

, 6.58 acres

Vacant Land

1108 CHETWYND Road, Burk's Falls,  
Ontario, P0A1C0

Beautiful private building lot with water access to pristine Kernick Lake over Crown Land. Enjoy the waterfront without paying the high taxes. Located on a paved year round municipal road, in a central location within 10 minutes of the amenities of Burks Falls and 30 minutes to Huntsville. Enjoy the peacefulness walking or ATVing on your own private trails that connect to other trails on Crown land that encircles 80 per cent of the lake with a width of 300 feet. The swimming and kayaking here is ideal as the lake is clear and weed free. You will love the mixed forest of cherry, maple and pine trees that sing in the wind. You don't own the waterfront; however, you can enjoy it anytime with easy access. Kernick Lake is a rare jewel with 80% of it surrounded by Crown Land that guarantee sublime privacy in perpetuity. The lake is excellent for fishing with small mouth bass and yellow perch. The lake has a perimeter of 4 k.m. and a maximum depth of 66 feet. There are multiple ideal sites on the property to build your dream home. The Sellers will have the driveway installed and completed before closing. (id:49587)

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Listing Office:Re/Max Professionals North, Brokerage, Huntsville