

# \$285,000 - 316 DEER LAKE Road

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## Listing ID: 40464723

**\$285,000**

, 3.4 acres

Vacant Land

316 DEER LAKE Road, Emsdale, Ontario,  
P0A1J0

Waterfront vacant lot, approximately 3.4 acre, on The Magnetawan River.

Canoe/kayak access to Doe Lake, 7km down the river from this property. \*Access to crown land down the river through a road allowance. \*There is Lookout on the crown land. \*Fishing; bass, pike, and pickerel in spring. \*Brooks Falls is a walk down the road. This beautiful lot is located in the heart of Almaguin near Emsdale. There is a new library and community center in Emsdale. The Public school is nearby.

Almaguin is considered a recreational paradise with many lakes, trails, and wildlife. This convenient lot is treed and private.

\*Close to MANY lakes, ATV trails, Algonquin Park, Arrowhead Park, Hidden Valley, Clear Lake, Doe Lake, Magnetawan River, and much more. This amazing area offers endless recreational enjoyment. With easy access to HWY 11, this Property is \*\*Only 15 minutes to Huntsville & 10 Mins. to Burks Falls, Kearney & Novar if you need shopping, restaurants, and town amenities. Seller is including a permit for the septic with approval for class four septic system, (3 beds 2 bath). Seller may have the septic installed. Dock, picnic tables, chairs included. Here's your opportunity to scoop up this great lot in a fantastic location!

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