

# **\$750,000 - 166 COLBOURNE Road**

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## **Listing ID: 40478806**

**\$750,000**

1 Bedrooms, 38.87 acres

Single Family

166 COLBOURNE Road, Burk's Falls,  
Ontario, P0A1C0

Escape to your very own waterfront paradise in picturesque Burks Falls. This extraordinary 38-acre property offers a haven of serenity, enveloped by natural beauty and boasts over 1500 feet of frontage on both the Magnetawan River and Pickerel Lake. On the eastern side of the property, you'll find clean swimming from the dock and stunning open water views of Pickerel Lake. Venture to the western side and find meandering trails leading you through beautiful wetlands that guide you to the shores of the Magnetawan River. Jacks Creek also traverses the property, allowing you to paddle a canoe through the heart of the lot out into bigger waters with the river to your left and the lake to your right. Nestled on the property you'll find a charming 24 x 22 storage and sleeping cabin, with a lower-level storage garage and second-story sleeping quarters, complete with a propane stove for warmth. A traditional outhouse and a secondary storage building are also on-site. Gated driveway off of municipal Colbourne Road with easy access to the cabin. Close proximity to Algonquin Park and across from 100 acres of Crown land, while just a ten minute drive to Burks Falls allows for convenience and access to essential amenities, or 2.5 hours

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from Toronto. Whether you dream of building your ultimate waterfront residence or yearn for an off-grid sanctuary, this is an unmissable opportunity to own a truly unique waterfront gem. (id:49587)

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Listing Office: Sotheby's International Realty Canada, Brokerage, Gravenhurst