

# \$249,000 - 1373 WILLIAMSPORT Road

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## Listing ID: 40485082

**\$249,000**

, 2.64 acres

Vacant Land

1373 WILLIAMSPORT Road, Huntsville,  
Ontario, P1H2J4

Desirable Williamsport area building lot for sale! Just 10 minutes to Huntsville yet a world away, this 2.64 acre building lot is well treed & private and in a great location for a year round home or part time retreat. Recreational options abound with great access to the Big East River just 700m away. Launch your canoe/kayak/paddleboard and paddle all the way down to Lake Vernon with stops on gorgeous sand beaches & massive sand banks along the border of Arrowhead Provincial Park. Hike 2km's to the fascinating Dyer Memorial nature reserve to check out the monument & enjoy the trails. Snowmobile from your door all winter, right on to the OFSC trails. Swim at the public access on beautiful Harp Lake a few min down the road or a few minutes further to the boat launch on Peninsula Lake to boat the Huntsville chain of 4 lakes. Lake of Bays boat launches within 15-20 minutes. Easy to run into town for supplies or out to Hwy 11. Lot comes with a sweet 10x16 (approx) cabin which is insulated & has a woodstove, usable yr round to get you started while you plan your build, along with a storage shed & outhouse. Shed & cabin are wired & ready for a generator included in the sale. Gated driveway in for

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peace of mind. Mainly hardwood forest but a nice mix of soft wood as well. Plenty of cleared, level space to build or plan a walkout style & take advantage of where the lot begins to slope down. Listen to the sound of a creek running by at the bottom of the ravine behind the lot & enjoy views of hills and cliffs when the leaves are down. 345' of road frontage & excellent privacy with newer fine homes surrounding this property. Yr rnd rd w/ garbage pickup. So much potential here to make this the place you call home. Development charges will apply. Being sold as is as the seller did not build the cabin & has no history on it. Seller has permitted plans for a 3bdrm home w/ walkout lower level they will consider selling to a buyer. Bring your ideas & get enjoying this great lot! (id:49587)

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Last Modified: 02/10/2023 01:43:24 PM  
Listing Office: Chestnut Park Real Estate Limited, Brokerage, Baysville