

# \$349,000 - 00 DEER LAKE Road

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## Listing ID: 40492752

**\$349,000**

, 21.55 acres

Vacant Land

00 DEER LAKE Road, Emsdale, Ontario,  
P0A1J0

Nestled in the heart of Almaguin, this riverfront vacant building lot is a dream come true. Level building area over an acre and totaling 21.55 acres with the rest accessible across the river. Full of majestic, mature trees including mostly maples, golden birch and other hardwood. Including a total of 663ft of frontage on the Magnetawan River, there are also three islands. This exceptional piece of land offers a unique opportunity to create your own haven. Imagine waking up to the soothing sounds of the river gently flowing by your doorstep. Conveniently located minutes from Emsdale, you'll enjoy the perfect blend of seclusion and accessibility. This riverfront lot with acreage is a rare find, offering the best of natural beauty and convenience. Whether you're seeking a weekend retreat, a permanent residence, or an investment opportunity, this property has it all. Enjoy the Magnetawan River in your back yard \*Fishing; bass, pike, and pickerel in spring. \*Brooks Falls is a short walk down the road. There is a new library and community center in Emsdale. The Public school is nearby. Almaguin is considered a recreational paradise with lakes, trails, and wildlife. \*Close to MANY lakes, ATV trails, Algonquin Park, Arrowhead Park,

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Hidden Valley, Clear Lake, Doe Lake, 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. Picnic table included. Here's your opportunity to scoop up this great lot in a fantastic location! Closing will be upon completion of lot addition. Contact your Agent today to schedule a visit and witness the captivating beauty of this riverfront oasis in person. (id:49587)

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