

\$679,900 - 264 ALMAGUIN Drive

Listing ID: 40539820

\$679,900

3 Bedrooms, 2 Bathrooms, 1.15 acres

Single Family

264 ALMAGUIN Drive, Sprucedale,
Ontario, P0A1Y0

Pride of ownership abounds in this rural private and treed setting, 1+ acres with 3 bedroom, 2 bathroom bungalow. Lovely, covered porch entry to this newer build completed in 2021, offering a bright and airy open concept design with high ceilings. One floor living with 3 pc ensuite and 4 pc main bath plus separate laundry room. Propane forced air heating, newer drilled well and septic system. The covered porch is ideal for entertaining and to enjoy the wonder & beauty of birdlife and wildlife. Let's not forget about a campfire on the new stone patio area roasting marshmallows. Two newer detached single garages, and a barn style shed with overhang to store your vehicles and toys! Easy 5 min walk to fantastic Big Doe Lake beach, with large sandy beach area, gradual entry to deeper waters with hard packed sand bottom, oh la la! Boat launch is 1 min by car. Doe Lake is a 3-lake waterway with 13km's of boating, interspersed with sandy beaches, rocky bluffs, ringed with wooded hills and boasting trophy fish for the successful angler. Northern pike, walleye and bass are here. Doe Lake is unpolluted with clear water, it is one of the most desired waterways in the Almaguin Highlands! Are you looking for a cottage

\$679,900 - 264 ALMAGUIN Drive

and cannot afford waterfront? This is a great alternative, and economical to run with low property taxes \$2,182.42 (2023). 20 minutes to Huntsville, 2.5 hours to the GTA. Great cottage location with income potential, or ideal for first time buyers or empty nesters seeking privacy and one floor living. Many upgrades and features have been added to this home and property over the past 2 years - please inquire. *Bonus inclusions: appliances (incl washer, dryer & 2nd fridge in laundry/mud room), BBQ, portable a/c unit, 6500W generator and 2 wall-mounted TV's. Municipal year round road and township maintained, all paved roads with easy access off Hwy 518 west. This one won't last long, please reach out for more information and to book your viewing today. (id:50245)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association
Data Provided by: The Lakelands Association of REALTORS®
Last Modified: 03/05/2024 05:42:08 PM
Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling