

# \$310,000 - 1601 UFFINGTON Road

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## Listing ID: 40570556

**\$310,000**

, 5.44 acres

Vacant Land

1601 UFFINGTON Road, Bracebridge,  
Ontario, P1L1X1

Escape the hustle and bustle of city life and embrace the tranquility of nature on this 5.4-acre (2.2ha) building lot, just a 15-minute drive from both Bracebridge and Gravenhurst. Tucked away in a serene rural setting, this property offers the perfect canvas for your dream home or retreat. Zoned RR, the property allows for the construction of two dwellings, with some size restrictions for the second building, offering endless possibilities for expansion or additional living space. Accessible via a year-round municipal road, the property is equipped with essential amenities such as school bus stops and garbage pickup, ensuring convenience without compromising on the rustic charm of the surroundings. Hydro runs along the road, providing easy access to power for your future home. A new entrance, driveway, and cleared lot offer immediate opportunities to commence construction on your new residence. For outdoor enthusiasts, the location is a paradise, with popular snowmobile and ATV trails nearby, offering access to hundreds of kilometers of scenic routes through Muskoka, Haliburton, and Huntsville. Wildlife abounds, with sightings of moose, deer, turkey, and more, making this a haven for nature lovers. Just minutes

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away, serene Long Lake awaits, perfect for quiet relaxation or water activities such as fishing, boating, and canoeing.

Alternatively, explore Prospect Lake or the Muskoka River, both within a short drive, for even more recreational opportunities.

Traverse the two trails leading into the property and discover the lush forest, a harmonious mix of soft and hardwood trees.

Recent years have seen new builds on Uffington Rd., ensuring a blend of modern amenities and rustic charm in this idyllic countryside locale. Don't miss this opportunity to create your own rural retreat in the heart of Muskoka. Embrace the beauty of nature and build the life you've always dreamed of. Schedule your viewing today and unlock the potential of this extraordinary property. (id:50245)

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Listing Office:Anchor Realty, Brokerage, Coldwater