

## Listing ID: 40586405

**\$349,000**

, 1.98 acres

Vacant Land

LOT4 SEGUIN RIVER ESTATES

LOUISA Street, Parry Sound, Ontario,

P2A3C1

This rural waterfront building lot nestled along the picturesque Seguin River, offers a serene and idyllic setting for you to bring your dream home to life. As you step onto the property, you'll immediately notice the tranquility of the surroundings. Situated in a private setting, the lot boasts a sense of seclusion, providing a retreat-like atmosphere. Yet, despite its secluded feel, it's conveniently close to all amenities, ensuring that you have access to everything you need without sacrificing the peace and quiet of rural living. The lot itself is level at road grade, making it ideal for building, with a rough driveway already installed, cleared building site and hydro will be brought to the lot line. With 300 feet of shoreline, you'll have ample space to enjoy waterfront activities and breathtaking views of the Seguin River. The site is somewhat elevated from the waterfront; however, the northwest exposure ensures that you'll be treated to stunning sunsets, casting hues of orange and pink across the sky, creating a picturesque backdrop for evening relaxation. Whether you're unwinding on the shoreline or enjoying a quiet evening on your porch, you'll be treated to nature's nightly spectacle. Seller is a local builder

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and a contract to build your dream home is available, if desired. (id:50245)

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Last Modified: 13/05/2024 11:51:03 PM

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