

\$559,900 - 3700 Narrows Road, Severn

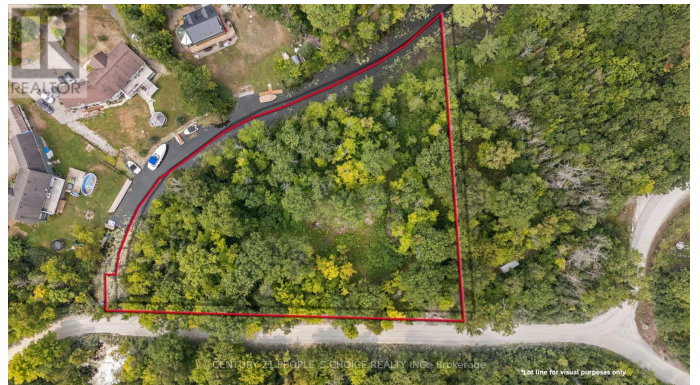
MLS® #S12286065

\$559,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 452.03 Acres

Rural Severn, Severn, Ontario

This cleared, private lot on Little Lake of Gloucester Pool offers the ideal spot to build a family cottage, home, or compound. Surrounded by mixed forest with sunset views in a quiet bay off the Trent Severn Waterway, the gently sloping, level property is easy to access year-round via a private lane connected to a municipally maintained road. The driveway is in, hydro is at the lot line, and a shore dock is permitted. The lot is part of an executive estate neighborhood and includes ownership of a water lot (land under the waters edge). It's 10 minutes from Port Severn and Hwy 400, with convenient access to Coldwater, Midland, Barrie, ski hills, and golf. The property includes a share in a private road (annual fee applies) and a dock share across the lane for a large boat slip. From here, you're a short boat ride to dining in Port Severn, Gloucester Pool, the Trent Severn Waterway, and Georgian Bay. Buyer is responsible for development fees. A convenient, private location to create something special. Originally purchased 3 years back with ambition to build a home. Owner invested more than \$150,000 on drawings, site plan approval, building permits, along with rendering for a home that has been approved. All information is attached! All the leg work has been completed! Looking for the right buyer to make this dream a reality! Permit is for 2978 square feet house with triple car garage. (id:6289)



Essential Information

Listing #	S12286065
Price	\$559,900
Bathrooms	0.00
Acres	452.03
Type	Vacant Land

Community Information

Address	3700 Narrows Road
Subdivision	Rural Severn
City	Severn
Province	Ontario
Postal Code	L0K1S0

Amenities

Features	Irregular lot size
View	River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Listing Details

Listing Office CENTURY 21 PEOPLE'S CHOICE REALTY INC.



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