

# \$1,750,000 - Lt23&24 Con 8, Oro-Medonte

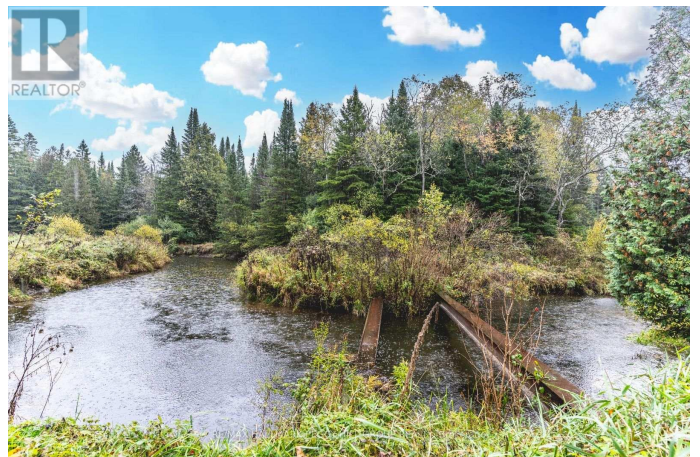
MLS® #S12387798

**\$1,750,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 26035.00 Acres

Rural Oro-Medonte, Oro-Medonte, Ontario

260 ACRES OF NATURAL BEAUTY WITH LIMITLESS POSSIBILITIES! Once in a lifetime, you are presented with a rare opportunity to own a remarkable 260-acre parcel of land, perfectly positioned in a peaceful location. Seize this extraordinary chance to turn your dreams into reality on a breathtaking expanse, where the serene beauty of nature meets boundless potential. Zoned Rural, Agricultural, and Environmentally Protected, this versatile property offers an opportunity to preserve and enjoy nature, whether you're envisioning a peaceful retreat or simply a space to embrace the natural surroundings. Sturgeon River meanders through the property, creating a tranquil backdrop and offering water access for kayaking, canoeing, and wildlife watching - an outdoor enthusiast's dream! Cast a line and enjoy fishing on your own property with the river offering various species of fish including brown trout, rainbow trout, and salmon during permitted times. Immerse yourself in the natural beauty of the land, with its diverse ecosystems ranging from towering sugar maple deciduous forests to white cedar coniferous forests, and alder thicket wetlands rich with wildlife. Nature lovers will be in awe of the abundant flora and fauna thriving across the property, and Nottawasaga Valley Conservation Authority ensures this land remains a haven of ecological integrity. With hydro already available at the lot line and a 905 sq. ft. cabin full of potential, this property



is ready for enjoyment or thoughtful development. Located within easy access to the charming town of Coldwater, you'll find shops, restaurants, and amenities just a short drive away. The cities of Barrie and Orillia are both less than 30 minutes away while the nearby Georgian Bay offers opportunities for boating, beaches, and more. This is more than just a piece of land, it's an unparalleled opportunity to create your own private sanctuary with endless possibilities that come with owning 260 acres of preserved natural beauty! (id:6289)

## Essential Information

Listing #	S12387798
Price	\$1,750,000
Bathrooms	0.00
Acres	26,035.00
Type	Vacant Land

## Community Information

Address	Lt23&24 Con 8
Subdivision	Rural Oro-Medonte
City	Oro-Medonte
Province	Ontario
Postal Code	L0K2C0

## Amenities

Features	Irregular lot size
Parking	No Garage

## Listing Details

Listing Office	RE/MAX HALLMARK PEGGY HILL GROUP REALTY
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