

\$699,000 - 166 Colbourne Road, Armour

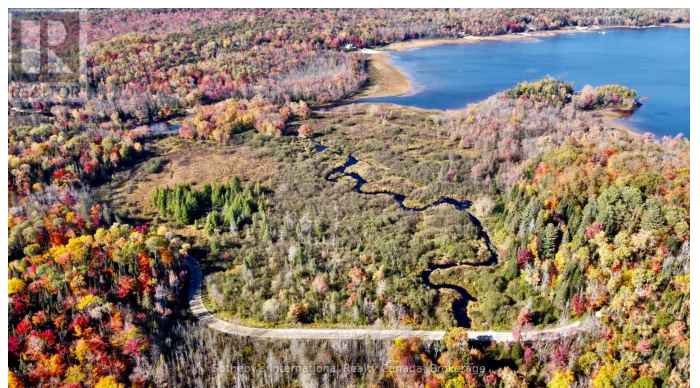
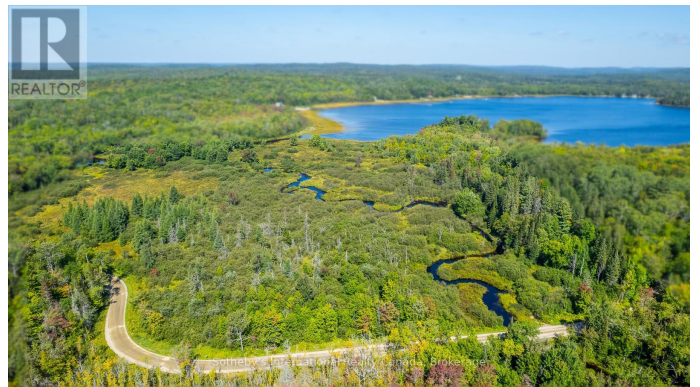
MLS® #X11953128

\$699,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Armour, Armour, Ontario

Discover endless possibilities on this stunning 38-acre waterfront lot nestled in the picturesque village of Burk's Falls. With over 1,300 feet of frontage stretching along both Pickerel Lake and the Magnetawan River, this property offers a rare combination of serene natural beauty and remarkable potential. Located just 10 minutes from the town of Burk's Falls and a mere 2.5 hours from Toronto, the property is easily reached via a year-round municipal road. A gated entrance and driveway lead to a 24 x 22 two-story garage, complete with an outhouse and additional storage space. The eastern side of the property offers clean swimming from a dock overlooking Pickerel Lake's expansive views. A potential build site has already been identified and staked in this area, making it ideal for your future dream home. Follow meandering trails through wetlands on the western side of the lot to discover secluded swimming spots along the shallow waters of the Magnetawan River, perfect for those seeking privacy and a closer connection with nature. For even more water activities, drop a kayak into Jacks Creek, which winds through the heart of the property and connects to both Pickerel Lake and the Magnetawan River. Whether you envision a year-round waterfront residence or an off-grid natural escape, this property delivers in every season. With easy access to essential amenities in Burk's Falls, you can enjoy the best of both worlds: the tranquility of untouched wilderness and the



convenience of nearby shops, restaurants, and services. Dont miss this extraordinary opportunity to own a piece of Northern Ontario paradise - your new lakeside sanctuary awaits! (id:6289)

Essential Information

Listing #	X11953128
Price	\$699,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	166 Colbourne Road
Subdivision	Armour
City	Armour
Province	Ontario
Postal Code	P0A1C0

Amenities

Features	Irregular lot size
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Lot Description	1320 x 1300 FT 25 - 50 acres
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Listing Details

Listing Office	Sotheby's International Realty Canada
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