

\$385,000 - 4 Wolf Lake Road, Madoc

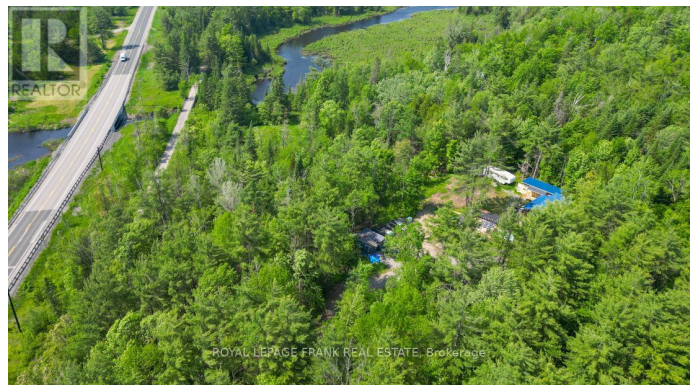
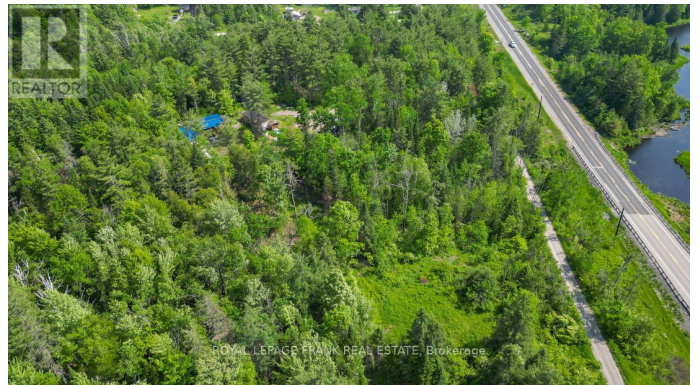
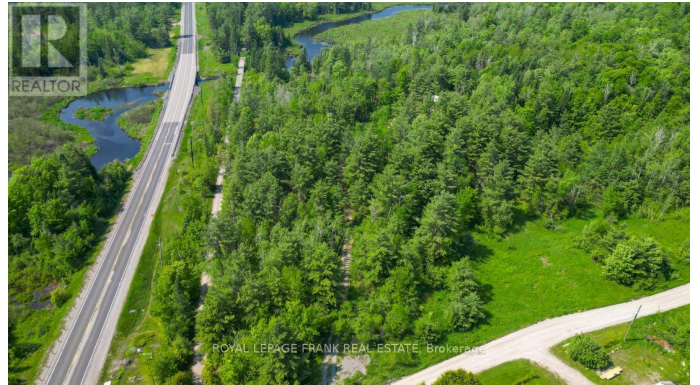
MLS® #X12202782

\$385,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Madoc, Madoc, Ontario

Imagine owning a sprawling 9.40-acre slice of tranquility at 4 Wolf Lake Rd, Madoc Township, Ontario, just 20 minutes north of Madoc off Highway 62. This private and removed escape, though close to everything you might need, offers a pre-cleared driveway leading to a possible building site on this generous, irregular, treed lot. The majority of the lot is RU (Rural) zoned, with only a small back sliver designated ES (Environmental Sensitive), offering ample possibilities for a serene retreat, a rustic hunting camp, or your home sweet home in the country. For the water enthusiast, the Moira River runs through the back end of the property where the ES zoning is, and you'll find a private dock down at the river for immediate access. This prime river frontage opens up a world of kayaking, canoeing, and fishing adventures, allowing you to explore the scenic waterways right from your backyard. The current owner began crafting a wellness retreat here, and four charming trailers are included three boasting rustic wood finishes, inviting decks, and enchanting string lights for magical evenings around a pre-made fire pit space, all set up for immediate enjoyment or to stay in while you build. Each trailer comes with its own solar panel and AGM batteries in attached sheds, and there's a convenient carport on site. Hydro is available at the road, which is municipally maintained, ensuring easy access. For families, Madoc Township Public School is just 10 minutes away along a bus route. Outdoor



enthusiasts will revel in direct access to the Ontario Snowmobile trails, while the vibrant town of Bancroft is only 35 minutes away. This is more than a property; it's an invitation to embrace a lifestyle of peace, nature, and adventure. Don't miss this rare opportunity!
(id:6289)

Essential Information

Listing #	X12202782
Price	\$385,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	4 Wolf Lake Road
Subdivision	Madoc
City	Madoc
Province	Ontario
Postal Code	K0K1Y0

Amenities

Utilities	Cable, Electricity, Electricity Available
Features	Wooded area, Irregular lot size, Solar Equipment
Parking Spaces	6
Parking	No Garage
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Lot Description	360.1 x 715.03 FT 5 - 9.99 acres
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Listing Details

Listing Office	ROYAL LEPAGE FRANK REAL ESTATE
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