

\$898,000 - 244 Mask Island Drive, Madawaska Valley

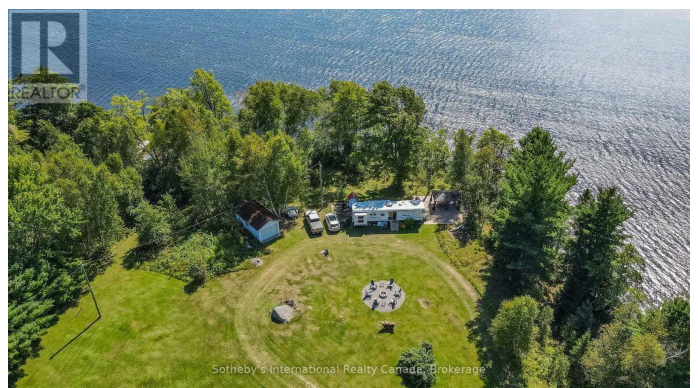
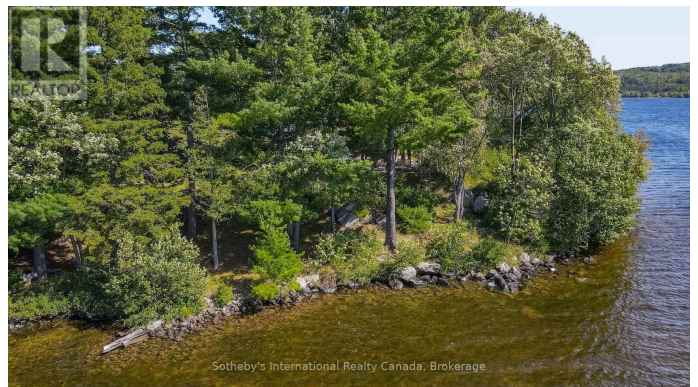
MLS® #X12202793

\$898,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

570 - Madawaska Valley, Madawaska Valley,
Ontario

A spectacular building lot for your dream home awaits on the shores of Kamaniskeg Lake in Barrys Bay. Kamaniskeg Lake offers an unparalleled waterfront experience with its expansive shoreline, crystal-clear waters, and breathtaking natural beauty. This desirable lake offers 90km of boating, fishing, and swimming with sandy beaches. Just over 2 acres with nearly 550 feet of pristine shoreline and coveted southwest exposure, this property offers a rare opportunity to enjoy sun-drenched afternoons and stunning sunsets. Its own beach features a sandy, shallow entry perfect for children and waterfront lounging. Surrounded by mature pines and no neighbours on all sides, this prime waterfront ensures privacy / The lot is mostly cleared and level, making it ideal for an immediate build. In the meantime, take full advantage of the 38 ft 2012 Salem Villa Estate Model 403FB by Forest River RV -your summer retreat, already in place and ready to enjoy. A charming bunkie offers additional space for guests. With well, septic, and hydro already installed, much of the groundwork is done. The RV sits beside a poured concrete pad and includes a gazebo ideal for outdoor dining with a view. This exceptional property is situated on the highly sought-after Mask Island, offering exclusive privacy while remaining easily accessible via a causeway connection to the mainland. Enjoy the perfect blend of seclusion and convenience in this



rare waterfront retreat. Located just five minutes from Barrys Bay, this property offers convenient access to a charming community with essential amenities, including a hospital, Home Hardware, grocery stores, restaurants, and more. This is a turnkey opportunity. Please see the full list of inclusions. Buyers to perform their own due diligence regarding building and compliance. (id:6289)

Essential Information

Listing #	X12202793
Price	\$898,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	244 Mask Island Drive
Subdivision	570 - Madawaska Valley
City	Madawaska Valley
Province	Ontario
Postal Code	K0J1B0

Amenities

Utilities	Electricity
Features	Gazebo
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Furniture
------------	-----------

Exterior

Lot Description	545 x 108 FT 2 - 4.99 acres
-----------------	-----------------------------

Listing Details

Listing Office

Sotheby's International Realty Canada



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 29th, 2025 at 1:46am PDT