

\$374,444 - 2209 Jochem Road, Edwardsburgh/Cardinal

MLS® #X12250373

\$374,444

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

807 - Edwardsburgh/Cardinal Twp,
Edwardsburgh/Cardinal, Ontario

Hunt? Ride ATVs or mountain bikes down the trail or even go for a leisurely stroll & check out the wildlife & many species of birds! Build or simply use as a rec property! Located right beside highway 416, a direct link from Ottawa to highway 401 & the intl bridge. Thankfully most of road noise is masked by mature forest on this incredibly beautiful property consisting of 76 peaceful acres-There is a solid laneway leading from the new entrance culvert halfway through the property & a nice path leading to the very back of this 780 ft x 3172 ft through mature trees, a mixture of mainly spruce, fir & cedars & gorgeous maple ridge consisting of a few acres near the small bridge by the creek near the only wetlands on the 76 acres-Wetlands consist approx. 2-4 acres situated in centre of property-Your builder will love the hill descending from the existing road, an amazing location to build a walk-out basement with an incredible view of tall trees in the lovely forest-As mentioned, you can retain the property for recreation only, there is no obligation to build! If you are looking for paradise that is only a 30 min from suburban Ottawa, this is your peace & tranquility space-10 min drive to schools & all major amenities in Kemptville-Please book your guided tour with listing rep or your agent! If going for a hike, bring proper attire since south portion of laneway is slightly overgrown-Bonus acre of this parcel, a triangle measuring app 119 x 335 ft comes with property & is located



west of Jochem overpass on southwest corner
of 416-Welcome home! (id:6289)

Essential Information

Listing #	X12250373
Price	\$374,444
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	2209 Jochem Road
Subdivision	807 - Edwardsburgh/Cardinal Twp
City	Edwardsburgh/cardinal
Province	Ontario
Postal Code	K0G1T0

Amenities

Utilities	Wireless, Telephone
Features	Wooded area, Wetlands
Parking	No Garage

Exterior

Lot Description	782.45 x 3172.7 FT 50 - 100 acres
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Listing Details

Listing Office	SOLID ROCK REALTY
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