# \$799,000 - 1206 Minden Point Trail, Algonquin Highlands (sherborne)

MLS® #X12334999

## \$799,000

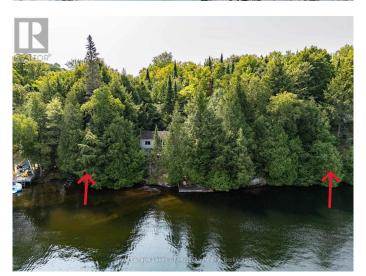
0 Bedroom, 0.00 Bathroom, Vacant Land on 0.00 Acres

Sherborne, Algonquin Highlands (sherborne), Ontario

This building lot Kawagama Lake property is special in many ways. It has 150+ feet of clean shoreline including a beautiful rock shelf for shallow swimming plus Deepwater depth for docking. Northwest facing with long views, it provides beautiful afternoon sun and sunsets late into the summer. The lot is mostly level with some gorgeous granite outcrops and is well treed with a mix of hardwood and conifer. Located less than 15 minutes from Dorset, the driveway is already installed, hydro is at the lot line and the deeded access private road is open year-round. There is a new (July 2025) survey that identifies the position of an old cabin and Bunkie. Due to the footprint of these old cabins close to the water, it is possible to build your new dream closer to the lake than the current by-law allows. It could also be possible to use the existing footprint to build something smaller, quite close to the water. Kawagama Lake is exceptionally beautiful. Finding a vacant lot on this popular lake can be difficult, especially one with this frontage, view and proximity to town. Kawagama is the largest lake in Haliburton and is only slightly smaller thanLake of Bays but with far lower cottage density. Approximately one third of the shoreline is Crown land so the lake retains its Algonquin feel. In fact, AlgonquinPark is situated just above Kawagama. (id:6289)







#### **Essential Information**

Listing # X12334999

Price \$799,000

Bathrooms 0.00 Acres 0.00

Type Vacant Land

# **Community Information**

Address 1206 Minden Point Trail

Subdivision Sherborne

City Algonquin Highlands (sherborne)

Province Ontario
Postal Code P0A1E0

### **Amenities**

Utilities Electricity

Features Irregular lot size
View Direct Water View

Is Waterfront Yes

Waterfront Waterfront

#### **Exterior**

Lot Description 150 x 265 FT|1/2 - 1.99 acres

## **Listing Details**

Listing Office Royal LePage Lakes Of Muskoka Realty





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