

\$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 than Lake 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, Algonquin Park 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
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Listing Details

Listing Office	Royal LePage Lakes Of Muskoka Realty
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