

\$599,900 - 498 South River Road, Nipissing

MLS® #X12352038

\$599,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Nipissing, Nipissing, Ontario

Welcome to your dream country escape! Nestled on just under 3 acres of serene, landscaped property, this beautiful Viceroy-style home backs onto a peaceful river system that flows directly into the South Bay of Lake Nipissing offering excellent fishing, boating, kayaking, and swimming right from your backyard. This 2+1 bedroom, 1-bathroom home is filled with rustic charm and modern comforts. The spacious country kitchen is perfect for family gatherings and opens into a cozy great room, complete with both a propane and wood-burning fireplace ideal for those chilly Northern evenings. The primary bedroom features a sliding glass door that leads to a private deck, perfect for enjoying your morning coffee while soaking in the views. Step outside and explore the expansive grounds, which include a beautifully landscaped walkway leading to the riverfront. A large dock and sitting area make it easy to enjoy the water whether you're launching your kayak, going for a swim, or just relaxing by the shoreline. For those who love the outdoors, this property is a gateway to adventure. Located near crown land, you'll have access to countless trail systems perfect for hiking, ATVing, and snowmobiling with direct access to nearby snowmobile trails. In addition, you are 1KM from Foots General Store which has Convenience, grocery, and an LCBO. The double detached garage provides plenty of space for your vehicles, toys, and storage needs. Whether you're looking for a peaceful



year-round residence or the perfect cottage
getaway, this enchanting home offers the best
of country living with all the natural beauty
Northern Ontario has to offer. (id:6289)

Essential Information

Listing #	X12352038
Price	\$599,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	498 South River Road
Subdivision	Nipissing
City	Nipissing
Province	Ontario
Postal Code	P0H1W0

Amenities

Amenities	Beach, Golf Nearby, Place of Worship, Schools, Fireplace(s)
Utilities	Electricity, Electricity Connected
Features	Hillside, Wooded area, Irregular lot size, Waterway, Flat site, Dry
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water Treatment, Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Wood
Exterior Features	Landscaped
Lot Description	945 x 232.7 FT 2 - 4.99 acres
Foundation	Block

Listing Details

Listing Office	RE/MAX CROWN REALTY (1989) INC
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