

\$649,999 - 283a Marble Point Road, Marmora And Lake (marmora Ward)

MLS® #X12380538

\$649,999

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Marmora Ward, Marmora And Lake (marmora Ward), Ontario

A truly rare opportunity awaits with this remarkable 2.117-acre waterfront parcel on highly sought-after Crowe Lake. Boasting 175 feet of exceptionally clear shoreline, this property is a standout-unlike many vacant lots with murky or marshy water, this shoreline is pristine, offering ideal conditions for swimming, boating, or simply enjoying peaceful lakeside living. The natural waterfront features a hard, gradual entry and west-facing exposure perfect for stunning sunsets over the water. Set on a beautifully treed lot, this property offers privacy and the perfect setting for outdoor adventures. Whether you enjoy casting a line or soaking up the atmosphere, Crowe Lake is known for great fishing including pike, muskie, pickerel, bass, and pan fish and hosts numerous tournaments throughout the season. Ice fishing is also popular here, making it a year-round destination. You'll find a sandbar on the lakes east end, where on warm weekends, 20+ boats gather for a relaxing afternoon. Zoned residential, the lot opens the door to endless possibilities. Whether building your forever home, a four-season retreat, or a secluded weekend getaway, this property is the perfect canvas. An existing dug well is on-site, adding convenience and value. Looking for more space for a family retreat? The lot next door is available, offering a unique chance to expand



your waterfront footprint. The lake features three public boat launches, making it easy to get out on the water. You'll enjoy front-row views of the famous holiday weekend fireworks-launched from a barge in the lakes center an annual highlight for locals and cottagers alike. Enjoy the privacy and serenity of this natural setting while benefiting from right-of-way access via Marble Point Road, ensuring easy year-round access. Properties of this size, with clean shoreline, recreational opportunity, and development potential, are a rare find on Crowe Lake. Don't miss your chance to secure a slice of lakeside paradise. (id:6289)

Essential Information

Listing #	X12380538
Price	\$649,999
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	283a Marble Point Road
Subdivision	Marmora Ward
City	Marmora And Lake (marmora Ward)
Province	Ontario
Postal Code	K0K2M0

Amenities

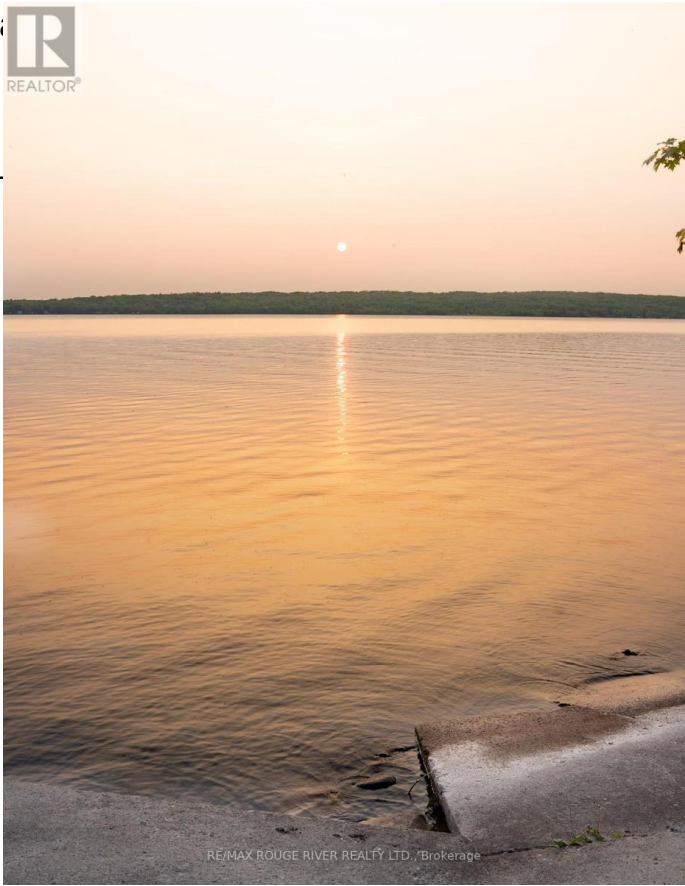
Amenities	Beach, Park, Place of Worship
Utilities	Electricity, Wireless, Electricity Available, Telephone
Features	Wooded area, Irregular lot size
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Lot Description 147.9 x 701.8 FT ; 174 at w

Listing Details

Listing Office RE/MAX ROUGE RIVER REAL



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