

# \$399,000 - 261 Highway 559, Carling

MLS® #X12385236

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.00 Acres

Carling, Carling, Ontario

This exceptional 100-acre vacant land parcel offers a unique opportunity for a variety of residential and recreational development possibilities. Located with access off Highway 559, the property is divided into two separate parcels approximately 70 acres and 30 acres by the highway, each offering distinct features and access points. The 70-acre parcel has convenient access directly from Highway 559 and includes a seasonal cabin positioned halfway into the property, making it an ideal spot for a private retreat or future development. The 30-acre parcel benefits from access both via Highway 559 and Hares Road, providing flexibility for various uses. Zoned Rural, the property supports a wide range of potential uses, including residential development, institutional camps, farming, animal hospitals, stables, schools, churches, hunt camps, bed and breakfasts, and more. The varied terrain offers multiple building sites, ideal for custom home, hobby farms, or other recreational ventures. The property is just 10 minutes from Killbear Provincial Park and Dillon Cove Marina, offering ample opportunities for outdoor activities like boating, fishing, and hiking. Nearby Killbear Marina is a convenient access point to Georgian Bay. The location also provides excellent proximity to Highway 400, making it an easily accessible escape from the city, with year-round road access. This rarely available 100-acre property is perfect for those seeking a large, versatile land parcel with strong



development potential in a desirable and tranquil location. Only two hours from theGTA.  
(id:6289)

Essential Information

|           |             |
|-----------|-------------|
| Listing # | X12385236   |
| Price     | \$399,000   |
| Bathrooms | 0.00        |
| Acres     | 0.00        |
| Type      | Vacant Land |

Community Information

|             |                 |
|-------------|-----------------|
| Address     | 261 Highway 559 |
| Subdivision | Carling         |
| City        | Carling         |
| Province    | Ontario         |
| Postal Code | P0G1G0          |

Amenities

|           |             |
|-----------|-------------|
| Utilities | Electricity |
| Parking   | No Garage   |

Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | 1312 x 3345.9 FT 100+ acres |
|-----------------|-----------------------------|

Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Engel & Volkers Parry Sound |
|----------------|-----------------------------|



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