

\$777,000 - 618 Hwy 630, Calvin

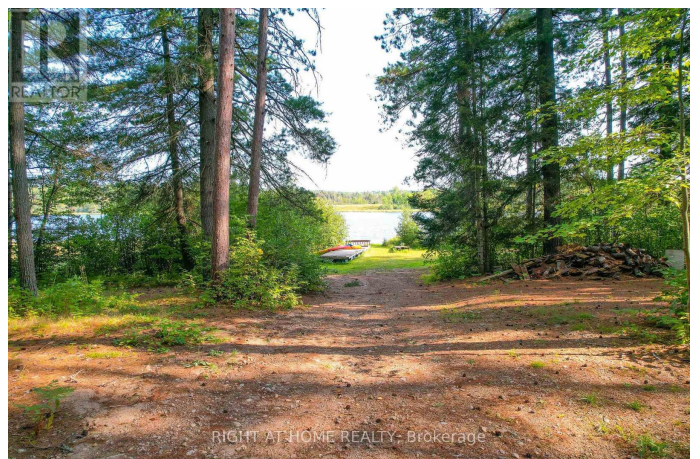
MLS® #X12403997

\$777,000

6 Bedroom, 3.00 Bathroom,
Single Family on 50.00 Acres

Calvin, Calvin, Ontario

Fall in love with this Unique opportunity to own a 50-acre waterfront estate with 2 Houses. Features 1,000ft of private lake frontage in a peaceful, scenic setting just 25 minutes from North Bay and 15 minutes from Mattawa. Surrounded by lakes and located only 3 km off HWY 17, this property combines natural beauty with excellent functionality and year-round comfort & facilities. The main Residence is a beautifully maintained cedar-sided bungalow with a large deck & gazebo, offering 2100sqf of living space, 4 bedrooms-2 bathrooms, finished Basement with a private side entrance, is a potential for in-law suite. Recent upgrades include windows, attic insulation, venting, shingles, and a brick chimney. A high-efficiency heat pump system (rated to -40C) with 4 heads ensures cost-effective heating-cooling year-round. The second Home is a charming 900sqf two-bedroom bungalow, perfect for extended family, guests, or income potential. Both homes share a septic system, a well with purification system, strong water pressure with an efficient quiet pump. 200 AMP service, plus reliable Starlink and Shaw satellite connections. Adding to the appeal, the property includes a fully winterized Studio cabin & a Lakeside cabin awaiting completion perfect for guest retreats, creative spaces, or lodging potential. Large workshop & storage buildings provide excellent utility, while a private gravel and sand pit offers more value. The grounds are stunning, with towering trees



& pines, 2 seasonal ponds, & scenic private roads & trails connect you throughout the property creating the feeling of your own park-like retreat. With hospitals, restaurants, shopping, and entertainment just a short drive away in North Bay or Mattawa, convenience meets tranquility. Whether you envision a family Compound for multi-generational living, and Eco-Retreat or an Investment with endless potential, this property delivers a rare opportunity to own a private slice of Northern Ontario paradise.Low property taxes. (id:6289)

Essential Information

Listing #	X12403997
Price	\$777,000
Bedrooms	6
Bathrooms	3.00
Acres	50.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	618 Hwy 630
Subdivision	Calvin
City	Calvin
Province	Ontario
Postal Code	P0H1V0

Amenities

Utilities	Wireless
Features	Wooded area, Irregular lot size, Sloping, Flat site
Parking Spaces	17
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Furniture
Heating	Electric Baseboard heaters
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Walk-up

Exterior

Exterior	Wood
Foundation	Block

Listing Details

Listing Office RIGHT AT HOME REALTY



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