

# \$1,400,000 - 836 Lake Nipissing Road, Nipissing

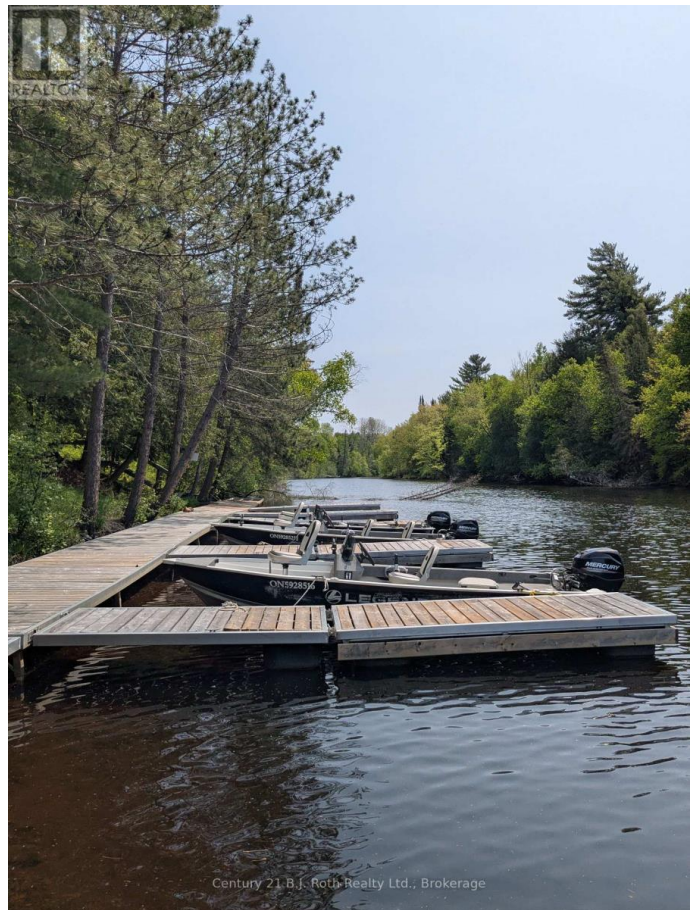
MLS® #X12443770

**\$1,400,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Nipissing, Nipissing, Ontario

THIS IS A WONDERFUL OPPORTUNITY FOR A RETIRED COUPLE LOOKING TO STAY BUSY WITH A YEAR ROUND 3 BEDROOM BUNGALOW + A FULL UNFINISHED BASEMENT IDEALLY LOCATED ON A YEAR ROUND MUNICIPAL ROAD WITH 13.92 ACRES OF MATURE FOREST ON 1070 FEET OF RIVERFRONT ON THE SOUTH RIVER LEADING INTO LAKE NIPISSING FOR WONDERFUL FISHING OPPORTUNITIES. THERE ARE 5 SEASONAL FURNISHED COTTAGES (1X 3 BEDROOM + 4X2 BEDROOM)(2 ARE INSULATED). THERE ARE ALSO 12 TRAILER SITES (SOME WITH FULL HOOK UPS (HYDRO, WATER & GAS)SOME WITH HYDRO & WATER. ALL TRAILER SITES AND COTTAGES AND MAIN HOUSE OVERLOOK 1070 FEET OF RIVERFRONT ON THE SOUTH RIVER. AMAZING DOCK SPACE WITH 4 BOATS AND MOTORS INCLUDED. PRESENTLY OPENED MAY-OCT BUT COULD BE MADE YEAR ROUND. RARE FIND WITH PLENTY OF ROOM TO EXPAND FOR MORE SITES IF DESIRED. ALL OF RIVERFRONT AND ROAD FRONTAGE IS ZONED C3 FOR HOUSE, COTTAGES AND CAMPSITES. HALF OF THE ACREAGE IS ZONED EP WHICH CREATES TREED PRIVACY ON YOUR WATERFRONT ESTATE! WONDERFUL OPPORTUNITY FOR THE RIGHT BUYER. HST IS IN ADDITION TO THE PURCHASE PRICE. Vendor Take Back 1st Mortgage



Available with 50% downpayment for 2 Years  
with Approved Credit. (id:6289)

### Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12443770     |
| Price     | \$1,400,000   |
| Bedrooms  | 3             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 836 Lake Nipissing Road |
| Subdivision | Nipissing               |
| City        | Nipissing               |
| Province    | Ontario                 |
| Postal Code | P0H1W0                  |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Fireplace(s), Separate Electricity Meters                         |
| Utilities      | Electricity, Electricity Connected, Telephone                     |
| Features       | Wooded area, Irregular lot size, Carpet Free, Gazebo, Guest Suite |
| Parking Spaces | 50                                                                |
| Parking        | No Garage, RV                                                     |
| View           | River view, Direct Water View                                     |
| Is Waterfront  | Yes                                                               |
| Waterfront     | Waterfront                                                        |

### Interior

|                 |                                                                   |
|-----------------|-------------------------------------------------------------------|
| Appliances      | Water Heater, Water Treatment, Dryer, Stove, Washer, Refrigerator |
| Heating         | Electric Baseboard heaters                                        |
| Cooling         | None                                                              |
| Fireplace       | Yes                                                               |
| # of Fireplaces | 1                                                                 |
| # of Stories    | 1                                                                 |

Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Aluminum siding                   |
| Exterior Features | Landscaped                        |
| Lot Description   | 181.4 x 1070 FT ; 1070X3<br>acres |
| Foundation        | Block                             |

Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Century 21 B.J. Roth Realty Ltd |
|----------------|---------------------------------|



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