

\$975,000 - Pt 2 Lt 24 4th Line E, Mulmur

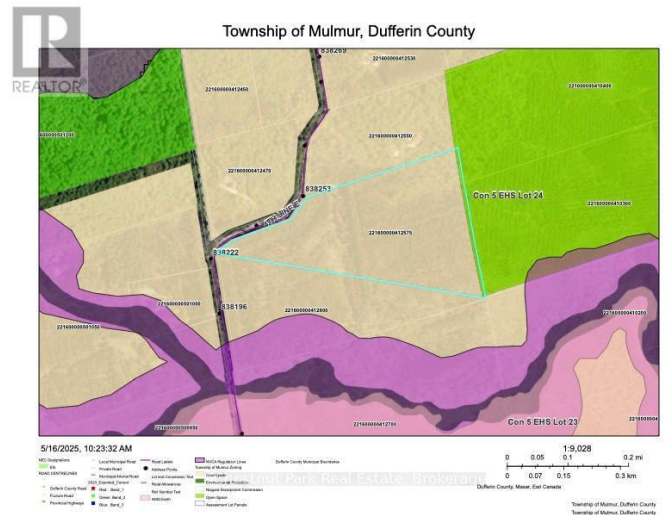
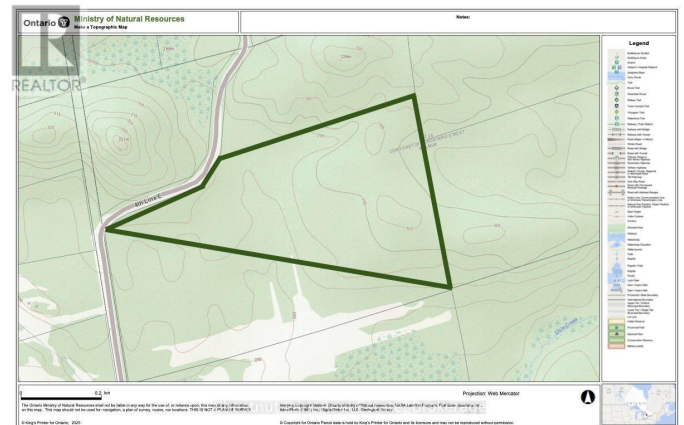
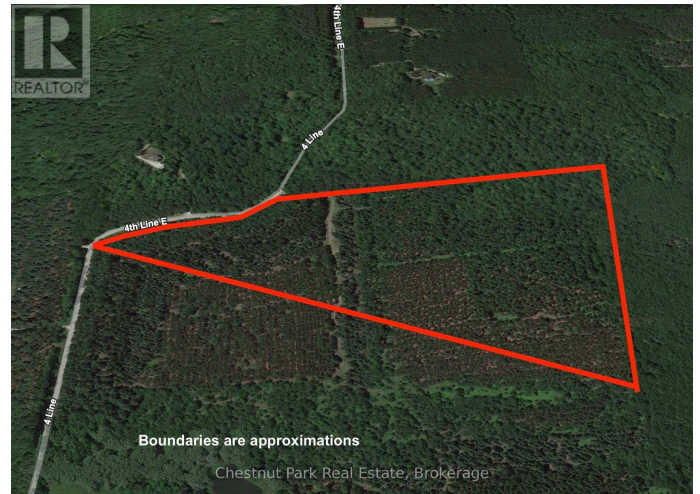
MLS® #X12450136

\$975,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 36.90 Acres

Rural Mulmur, Mulmur, Ontario

Welcome to 37 unspoiled acres of natural beauty in one of Mulmurs most coveted rural enclaves. This is a rare opportunity to create an enduring legacy whether a modern country estate, or weekend sanctuary on a landscape as inspiring as it is buildable. Unlike most parcels in the region, this land is not governed by the Niagara Escarpment Commission (NEC) or the Nottawasaga Valley Conservation Authority (NVCA). This absence of outside regulatory oversight dramatically reduces building restrictions and streamlines the development process an exceptional advantage for those looking to realize their vision with fewer constraints. The land itself is richly diverse, offering a blend of mature pine, birch, and hardwood forest. Winding trails traverse the varied terrain, leading to multiple ideal building sites including one on the eastern ridge, offering commanding views and unmatched privacy. A forest management plan is in place for tax optimization, and the property last logged 10 years ago offers future timber value. With strong well flow rates in the surrounding area and high-speed connectivity via Star link or Explore, modern comforts blend effortlessly with natural surroundings. Wildlife abounds eagles, deer, osprey, and owls make frequent appearances. Ideally located just 30 minutes to Collingwood and Georgian Bay, 12 minutes to Creemore, and within easy reach of the Bruce Trail, private ski clubs, and championship golf. All this just 70 scenic minutes north of Pearson International Airport.



An adjacent 27-acre parcel is also available, offering the potential to assemble an extraordinary 64-acre private estate. (id:6289)

Essential Information

Listing #	X12450136
Price	\$975,000
Bathrooms	0.00
Acres	36.90
Type	Vacant Land

Community Information

Address	Pt 2 Lt 24 4th Line E
Subdivision	Rural Mulmur
City	Mulmur
Province	Ontario
Postal Code	L9V0J6

Amenities

Amenities	Golf Nearby, Ski area
Utilities	Electricity
Features	Wooded area, Irregular lot size, Sloping, Conservation/green belt
Parking	No Garage

Listing Details

Listing Office	Chestnut Park Real Estate
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