

# \$479,000 - 0 Balsam Lane, Nipissing

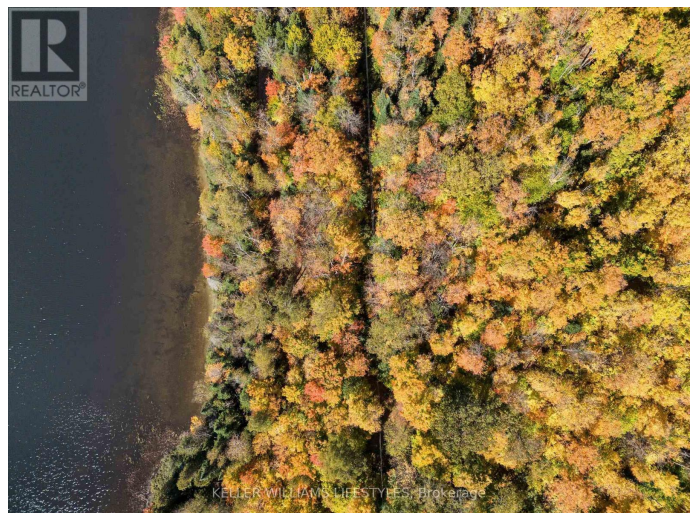
MLS® #X12486923

**\$479,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 5.00 Acres

Nipissing, Nipissing, Ontario

Build your dream waterfront home or cottage on beautiful Ruth Lake. This newly severed parcel of nearly 10 acres features approximately 650 feet of pristine shoreline and breathtaking western exposure, perfect for enjoying spectacular sunsets. With two approved building envelopes, you have the flexibility to design your ideal retreat. Choose a prime building site right on the lake for stunning year round views, or build along Alsace Road, a municipally maintained road and create a charming bunkie and dock down by the water. The property has frontage on Alsace Road and can also be accessed via the scenic private road, Balsam Lane, which leads directly to the water's edge. Ownership includes a portion of Balsam Lane, shared by the cottagers of the west bay. Located just an hour north of Huntsville and 15 minutes from Powassan, Ruth Lake is a peaceful, spring fed lake with no public access, offering exceptional privacy and exclusivity. This property is situated in the quiet northwest bay, where minimal homes/cottages are situated, providing a tranquil and secluded setting to enjoy fishing, water sports, kayaking, or simply soaking up the serenity of lake life. Enjoy a gradual, sandy entry into crystal clear water, perfect for swimming and boating. With ownership of nearly the entire east side of the west bay, this property offers natural beauty, privacy, and a rare opportunity to create your own waterfront paradise. Offers must be conditional upon completion of the severance



Essential Information

|           |             |
|-----------|-------------|
| Listing # | X12486923   |
| Price     | \$479,000   |
| Bathrooms | 0.00        |
| Acres     | 5.00        |
| Type      | Vacant Land |

Community Information

|             |               |
|-------------|---------------|
| Address     | 0 Balsam Lane |
| Subdivision | Nipissing     |
| City        | Nipissing     |
| Province    | Ontario       |
| Postal Code | P0H1Z0        |

Amenities

|               |                                               |
|---------------|-----------------------------------------------|
| Amenities     | Beach                                         |
| Utilities     | Electricity, Electricity Available, Telephone |
| Features      | Wooded area, Irregular lot size, Level, Hilly |
| View          | Lake view, View of water, Direct Water View   |
| Is Waterfront | Yes                                           |
| Waterfront    | Waterfront                                    |

Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | KELLER WILLIAMS LIFESTYLES |
|----------------|----------------------------|



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