

# \$649,900 - 1036 PRIVET Drive

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## Listing ID: 40509045

**\$649,900**

, 10.03 acres

Vacant Land

1036 PRIVET Drive, Kinmount, Ontario,  
K0M2A1

Introducing a truly unique riverfront point lot on the picturesque Burnt River! This exceptional property features a parklike setting with over 900 feet of stunning riverfront, ready for your dream home. Spread across two separately deeded parcels, the total area encompasses 10 acres of serene beauty. The primary parcel is an 8.62-acre level riverfront lot, complete with a cleared building area, septic approval, and a drilled well boasting excellent water flow. Additional amenities include a pumphouse, shed, and dock at the river's edge, ensuring you can fully enjoy your waterfront lifestyle. A standout feature of this property is the 30 x 50 well-maintained barn. It comes equipped with winter water, hydro, stalls, and a cement floor in half the barn. The barn is also partially insulated and has a metal roof, offering ample storage and a nicely fenced pasture area, perfect for various uses. The second deeded parcel is a 1.41-acre, well treed private roadway leading from County Road 121, providing convenient access to your property. Adjacent to the Rail Trail, you'll have direct access to extensive trails ideal for snowmobiling, ATV riding, walking, and other outdoor activities. Located close to the charming village of Kinmount, all your

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amenities are within easy reach. Plus, this location offers a easy commute to the GTA and surrounding communities, making it both a convenient and idyllic retreat. Don't miss this rare opportunity to own a piece of paradise on Burnt River, where you can build your dream home and enjoy a lifestyle of tranquility and adventure. (id:50245)

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Listing Office:Royal LePage Lakes Of Haliburton, Brokerage, Haliburton