

\$499,000 - 3857 DARLING ISLAND Road

Listing ID: 40519985

\$499,000

, 1.64 acres

Vacant Land

3857 DARLING ISLAND Road, Severn,
Ontario, L0K1S0

Are you looking to Live outside of the city? Do you want some elbow space and have a desire to breathe clean air? Here is your Opportunity to own and Build on a Private 'Nature Lovers' Dream Lot overlooking Acres of Wetlands. This 1.6 acre property is South/West facing with 472 Feet of protected Trent-Severn Waterway frontage and it will Surround You within the privacy of its Hardwood Bush. Located within an Executive Estate Lot Neighbourhood. The Driveway, Hydro to the lot and a Drilled Well have Already Been Established for you at this Property. ***What You Will See and Experience*** -Looking Out Your South Facing Windows or sitting on your waterside decks, You Will enjoy the Sunset Reflecting Off of the Large Pond Area out front. This Pond is always full and will not flood as its Water Levels are Maintained Year Round by the Trent-Severn Waterway Authority. -You Will Wake-up to Exceptional Wildlife. Imagine the Views and Sounds or sharing space with Moose, Deer, Swans and more. -During the winter months you can make a Private Pond Hockey Ice Rink right out front of your view or Snowmobile right from your property. Trails are Just Down the Road. -Best of all you can walk right across the

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laneway to a Private Dock-o-minium where you can Rent or Buy a boat Slip for up to a 20 ft Boat. -By Boat You can then Explore Gloucester Pool and the Trent Severn Waterway or Simply Take Your Guests to Dinner by Boat. -The Property is Easy Access to Port Severn, Hwy 400, Ski and Golf. ***What You Will Not See*** -You cannot have a dock at this property. -There are No Homes Across or Around the Pond to Ruin Your Privacy and Night Sky Viewing Excitement. -You are Not Crowded with Neighbours. Only 7 Lots. -This is an Exclusive Estate Lot Neighbourhood Where it is Very Difficult to Even see a Neighbour. Property is Accessed- by Private Road Under Condominium Ownership. A Road Share is included with Lot Purchase. Annual Fees Apply.
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