

# \$750,000 - 166 COLBOURNE Road

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## Listing ID: 40543102

**\$750,000**

1 Bedrooms, 800

Single Family

166 COLBOURNE Road, Burk's Falls,  
Ontario, P0C1A0

Beautiful, peaceful, and truly unique 38-acre waterfront lot in Burk's Falls. 1585 feet of shoreline frontage sprawling over both the Magnetawan River and Pickerel Lake. The western edge of the property offers open-water views of Pickerel Lake with a dock installed and potential build site scouted. Follow the trails on the eastern side of the lot through grassy lowlands leading to the Magnetawan river and further private swimming spots. Jack's Creek also runs through the centre of lot allowing you to drop a canoe or kayak from any point and paddle out to the river or lake. On site is a 24 x 28 insulated storage building with metal roof, 2nd story sleeping quarters and propane heat, as well as an outhouse and additional storage building. Gated access from municipal Colbourne road, driveway installed, and easy access to the current cabin. Hydro at neighboring lots. Algonquin park and hundreds of acres of crown land nearby, while still only 10 minutes to Burk's Falls. Build your dream waterfront home or simply enjoy the serenity of this natural paradise. Opportunity awaits!  
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Listing Office: Sotheby's International Realty Canada, Brokerage, Gravenhurst