

# \$990,000 - 4574 HIGHWAY 11 N

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## Listing ID: 40547284

**\$990,000**

, 5.45 acres

Hospitality

4574 HIGHWAY 11 N, Temagami,  
Ontario, P0H2H0

Welcome to Resort Living on Angus Lake in Temagami. This 5.45 acre point has over 1050' of natural shoreline with clear, deep water and panoramic views. Breathtaking sunsets and remarkable fishing. The small beach is perfect for little ones and there is deep water off the dock for swimming and fishing. The beautiful 2015 custom built, year-round, 2+1 bedroom, 1.5 bathroom raised bungalow is nestled among the mature pines and overlooks Angus Lake. Gorgeous pine cathedral ceilings, custom cabinetry, open concept kitchen, diningroom, livingroom, and a walkout basement. There is lots of space to accommodate guests in the Guest Lodge with 8 spacious bedrooms, 1.5 bathrooms, a kitchen and an 800 square foot great room. Zoned Tourist Commercial this property can be a year round resort, short term rental property, family home, or multi-family recreational property. Renovate the 2 bunkies for more accommodations or add more cottages to the property. It is currently registered with Airbnb and has exceptional income potential. If your family is looking for a year round waterfront property, up north, with an income on the side, you will want to check out this Temagami Gem! Many upgrades to the Guest Lodge in the

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past 2 years including new propane fireplace, boiler heating system, hot water tank, renovated kitchen with new appliances, spray foam insulation in the crawlspace, new acrylic tub/shower, and a laundry closet. New Security System and Starlink Internet Service. This incredible property is 45 minutes north of North Bay and 15 minutes south of Temagami. 4.5 hours from the GTA. HST is in addition to the List Price. (id:50245)

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Listing Office: Chestnut Park Real Estate Limited, Brokerage, Huntsville