

\$649,000 - 18 SHELLWOOD SHORES Avenue

Listing ID: 40573141

\$649,000

, 1.23 acres

Vacant Land

18 SHELLWOOD SHORES Avenue,
Huntsville, Ontario, P1H2M4

Build your dream home on one of the last premium vacant waterfront properties, situated in the sought after Riverview Estates located only 5 minutes from vibrant downtown Huntsville. This ideal location is close to respected schools, boutique shopping, restaurants, nearby world class golf courses, hospital, theater... yet is a touch outside of town. The park-like lot boasts 133 feet of Muskoka River waterfrontage and spans just over an acre of land. Endless exploration with access to 4 large lakes - Fairy, Vernon, Mary, and Peninsula Lakes with 42 miles of adventure. The property features a cleared level building area, tall white pine trees, beautiful river vistas, and an established driveway. Excellent privacy with a mature tree buffer from the municipally maintained paved road. Service hook ups for natural gas, hydro, and cable are available at the lot line. Benefit from full municipal services with garbage/recycling, high speed internet, and plowed roads. The Muskoka River offers great swimming, boating, kayaking, fishing and more. With its proximity to downtown Huntsville and the various amenities nearby, it's a rare opportunity to create a beautiful and comfortable home for both relaxation and adventure. Bring your ideas! No

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viewing of the property without a licensed
Realtor. (id:50245)

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