

\$375,000 - BESIDE 225 CREGO LAKE Road

Listing ID: 40586968

\$375,000

, 4.49 acres

Vacant Land

BESIDE 225 CREGO LAKE Road,
Kinmount, Ontario, K0M2A0

CREGO LAKE ACCESS. This amazing 4.4 acre lot is perfect for your dream cottage or home that is just steps away from the community boat ramp and access to lovely spring-fed Crego Lake. Great swimming. This lot is next to a nice babbling brook. A very secluded building envelope with a mix of lovely exposed granite and pine is ready for your dream home or cottage. Enjoy fishing & paddling on this quiet 10hp motor-restricted lake. An extremely private, very well-managed enclave with only 60 lots. A very quiet spring-fed lake. 50 feet deep with bass/muskie. A true nature lover's dream with shared 600+ AC with private hiking & XC skiing trails - no motorized vehicles allowed on these trails. The Kinmount Park Estates Association fees are \$300 per year, and cover the road and culverts, maintaining the recycling/garbage area, lake water testing, and maintaining and paying taxes on the managed forest and trails around the lake. Direct access to the Somerville County Forest with miles of multi-use Crown Land trails suitable for all powersports. Year-round access, dead-end road, 10 minutes to Kinmount. 2 hours to GTA. Property is flagged with orange ribbon for an easy self-guided tour. Offers welcome with a 48 hour irrevocable not later than 8PM. Building

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guidelines available. The boat launch is at
225 Crego Lake Road. (id:50245)

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Last Modified: 18/06/2024 12:49:13 PM

Listing Office:Royal LePage Lakes of Haliburton, Brokerage, Kinmount