

# \$449,900 - 1491 CANNING Road

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## Listing ID: 40593349

**\$449,900**

, 49.98 acres

Vacant Land

1491 CANNING Road, Severn Bridge,  
Ontario, P0E1N0

This 49.976 acre property has been groomed to recreational perfection! Lots of flat, open space affording a great building site coupled with ATV and snowmobile trails. An original 32' deep, hand dug stone well exists at the front of the property in the shed closest to the road and is used along with rain water for showers and cooking. Relax in the sleeping trailer and screened gazebo, enjoying half kilowatt solar power system, on-demand propane heated shower, raised garden beds, and many storage buildings on site while preparing to build your dream home. Zoned RB-7 at the front, EP to the North/East and fully RU the remaining back half this property has many possibilities. Buyer to complete their own due diligence on the development opportunities on the subject property. Close proximity to Trent Severn Waterway and Sparrow Lake, easily launch a boat and be gone for the day. Great location only about 15 minutes from Gravenhurst and 20 minutes from Orillia on paved municipal roads for all your major amenities. Lot of wildlife, birds, bear, deer, and moose. Book your private showing today and walk the trails and experience the peace and tranquility this location has to offer. (id:50245)

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Listing Office:Re/Max Professionals North, Brokerage, Gravenhurst