

# \$439,900 - 12 MAXWELL Lane

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## Listing ID: 40597722

**\$439,900**

, 3.38 acres

Vacant Land

12 MAXWELL Lane, South River, Ontario,  
P0A1Z0

Rare and beautiful flat, residential building lot with sunrise exposure and located in an up and coming area with a mixture of older, family owned cottages and newer executive homes. Sitting on the shores of Deer Lake in an unorganized township this lot is a perfect slate for your building dreams. Being in an unorganized township means more lenient build restrictions as well as setbacks from the water. Thinking of an Airbnb to help offset the costs of building your dream...that's another advantage of an unorganized township. The natural beauty of this lot, located off a year round private road, is complimented by the underground hydro servicing the lot. Not only do the underground lines in the area make the it more attractive for resale but it means less power outages during storms so less of a need to purchase a back up power system. This serene, quiet area boasts multiple golf courses nearby and all the amenities you need only a short drive to the village. The cleared area and existing driveway make the building process even more seamless, providing a solid foundation for your future residence. Imagine waking up in the morning to a breathtaking view from your screened in porch or sitting in the porch at night and getting a chance viewing of a

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moose grazing in the nearby forest. Be mesmerized by the deer that winter in the area. Look up into the night sky and see what the stars look like with little to no light pollution from a city. Teach your children or grandchildren about the constellations while looking up at the clear sky and watch the awe and amazement in their eyes when they notice a shooting star pierce across the night sky or when you catch a glimpse of the northern lights from your back yard. A generous mix of hard and softwood in the area make for amazing autumn colours. Come out and see that building your dream is possible. (id:50245)

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