

# **\$399,900 - 0 BALSAM Drive**

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## **Listing ID: 40599919**

**\$399,900**

, 25 acres

Vacant Land

0 BALSAM Drive, Kearney, Ontario,  
P0A1M0

Wonderful opportunity to own a beautiful waterfront property on desirable Lynx Lake that offers a large acreage without a long driveway to the lake and building site. 25 acres with driveway established and easy level access off of year round road (road is plowed to #78 Balsam Drive - adjacent property) with a driveway and path to your lakefront building site and breathtaking pristine views over this clean, quiet lake which is suitable for power boating, water sports, kayaking, canoeing, fishing, insert your favourite waterfront activity here. The shoreline has some weeds but is hard packed shallow sand ideal for picky swimmers. Hydro runs into the property and is an easy connect to the best building sites. A right-of-way through the property shared with one neighbour creates 5 acres of property on the waterfront side of the shared drive and the rest meanders up a high ridge affording beautiful views of the lake and giving you your own private trails to explore a woodlot for your own use, and if you like your own maple syrup farm. There are trails throughout the acreage which is perfect for hiking, biking, ATV'ing. This is in the heart of some of the best snowmobile trails in Ontario. There is a 160 sq. ft. shed which did not require a building permit as it

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is the allowable minimum square footage. It has log look siding and is very attractive (see photos). There is an outhouse close by. Wooden walkways over a pretty little spring creek complete this property to make it a park-like setting. Nestled just down the road from vibrant Kearney, a year round recreational community and close to the Rain Lake gate at Algonquin Park for day trips. Kearney has grocery, gas, LCBO, restaurants, laundry mat, and many events year round to make it a fun community to call your year round town. (id:50245)

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