

\$893,000 - 353A BALSAM CREEK RD

Listing ID: 40611157

\$893,000

3 Bedrooms, 3 Bathrooms, 52 acres

Single Family

353A BALSAM CREEK RD, Loring,
Ontario, P0H1S0

A rare opportunity awaits with this 52 acre parcel offering 527.7 feet of southern facing natural waterfront on the Pickerel River System with 65 km of boating, fishing, swimming. The house and all buildings are set back from the water allowing for excellent privacy. The shoreline is natural and almost untouched. The three bedroom, three bathroom home has been undergone extensive renovations and upgrades. The kitchen includes stainless appliances, easy close cabinets & drawers along with Corian counter tops. There is a 14'x10' deck or 9'x5'6 raised porch both offering excellent areas for sitting out and enjoying the beauty and solitude of this property. Buildings on site include the 4 season 1600 sq ft house; barn/workshop (36 x 24); garage (54 x 20); storage shed (14 x 8). Being a Managed Forest Property, the owners have agreed to not clear-cut the trees in exchange for lower property tax. This agreement can be cancelled - but Why Would You. There are plenty of Maple trees on the property if you want to make your own maple syrup. A couple of other incentives with this property: land to the west is Crown; there is a 1HA/2.48 acre waterfront lot (Part 1 42R-22368) that has received severance approval and is being sold as part of this

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