

# \$199,000 - 2424 FRASERBURG Road

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## Listing ID: 40618054

**\$199,000**

, 0.32 acres

Vacant Land

2424 FRASERBURG Road, Bracebridge,  
Ontario, P1L1X3

Muskoka Riverfront property on year round road in Hamlet of Fraserburg with 98' of river front and 0.32 acres. Lot is level and mostly cleared, shallow and deep water. Close proximity to downtown area of Bracebridge and other amenities. Existing cottage/home was damaged in flood of 2019 and no longer habitable. Minor repairs, renovations and building maintenance are permitted. Major repairs or renovations must be flood proofed to a minimum of 0.5 metres above regulatory flood elevation of 305.4 metres, to be approved by Town Building Department. Certificate from surveyor must be provided to Town verifying that all building openings are above the required elevation. (id:50245)

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Last Modified: 09/07/2024 04:31:08 PM

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