

\$1,369,000 - 32 BUNNY Trail

Listing ID: 40624200

\$1,369,000

2 Bedrooms, 1 Bathrooms, 143 acres

Single Family

32 BUNNY Trail, McDougall, Ontario,
P2A2W7

A one-of-a-kind property & rare opportunity to own 143 stunning acres of privacy on a quiet lake w/ a beautiful off-grid cottage on a point of land that can be used all year round. Amazing sunsets that fill the sky w/ a west exposure. Located off a year-round maintained road. The serene driveway in will make your heart race w/ excitement to get to your piece cottage country paradise. Don't pay high waterfront taxes, this property is taxed as non-waterfront. Create trails & memories throughout the property. Plenty of level & dry areas to explore. Crow Lake is a great lake for swimming, fishing and small motor watercraft. Catch Largemouth Bass, Perch, Rock Bass & Sunfish. Enjoy kayaking/canoeing or paddling -boat on the glistening water. Ease of access to the waterfront, w/ smooth Canadian Shield rock & new dock to enjoy sun all day & jumping in the lake to refresh w/ good water depth. A fully insulated cottage w/ vaulted wood ceilings. Open concept, large windows bringing in plenty of light. Luxury vinyl flooring. 1 main floor bedroom plus loft bedroom. 4 piece main floor bathroom. Enclosed sunroom. 10 KW solar system to keep things running all year. UV water system. Propane furnace & certified wood stove make for a cozy winter day. Metal

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roof. Wood shed. The current owner uses Starlink satellite. Work from the cottage all year, the best office view & surroundings to create a successful & happy life overall. This property is like a children's playground except you can play too w/ all season activities from your doorstep. Snowmobile, hiking, ATVing, ice fishing, ice skating, cross country skiing. Short drive to Parry Sound for shopping, schools, hospital, theatre of the arts. Everywhere you turn something exciting is waiting for you. Or even better, nothing to do in the peace and quiet while listening to the wonderful sounds of mother nature & watching wildlife in real life instead of TV. Click on the media arrow for video, 3-D imaging & virtual tour. Includes 2 pins. 521260324 & 521260626 (id:50245)

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Last Modified: 31/07/2024 09:21:50 AM
Listing Office: RE/MAX Hallmark Realty Limited, Brokerage, Parry Sound