



BEAR CAVE Road, Cardwell, Ontario P0C 1J0

Client Full
Active / Land

0 BEAR CAVE Rd Cardwell

MLS®#: **40452122**
 Price: **\$349,900**



Muskoka/Muskoka Lakes/Cardwell

Residential

Tax Amt/Yr:	\$291/2023	Trans Type:	Sale
Zoning:	RU2 + EP1	Acres Range:	10-24.99
Devel Chrg Pd:		Frontage:	
Official Plan:		Lot Dimensions:	
Site Plan Apprv:		Lot Irregularities:	
		Lot Shape:	Irregular
		Common Interest:	Freehold/None
		Tax Amt/Yr:	\$291/2023

Remarks/Directions

Public Rmks: **Immerse yourself in a lush natural wonderland, where trees stand tall and vibrant, painting a picturesque backdrop of natural Muskoka beauty at your own tranquil retreat. Encounter a wide array of wildlife, and bask in the pristine sanctuary of Bear Cave Road. This fairly level property has a drilled well, small cabin and part way back a stream that the beavers have dammed up to create a small pond. Wetlands provide the perfect habitat for deer, moose and waterfowl. This property includes the remaining building material for the cabin, BBQ, fire pit & some furnishings. Experience the best of both worlds, with almost 25 acres nestled among the trees with great privacy and only minutes away from the village of Rosseau and the Town of Huntsville. Take advantage of the big lakes local to the area for boating, swimming and relaxation or enjoy the ATV & Snowmobile trails. Don't let this amazing opportunity to own your own private Muskoka oasis in the serene ambiance afforded by this lot pass you by. Schedule a showing and let your imagination run wild with possibility.**

Directions: **Muskoka Road 3 to Hekkla Road to Bear Cave Road to Sign on Property**

Exterior

Property Access:	Year Round Road	
Area Influences:	Quiet Area, River/Stream	
View:	Forest, Trees/Woods	Fronting:
Topography:	Wetlands, Wooded/Treed	

Comments

Inclusions: **Remaining lumber on property, BBQ, fire pit, some furniture in the cabin.**
 Exclusions: **Seller's personal belongings**

Land Information

Utilities:		Sewer:	None
Water Source:	Drilled Well, Dug Well	Water Treatment:	
Well Testing:		Location:	Rural
Services:	Cell Service, Electricity Available		
Acres Clear:	Acres Waste:	Acres Workable:	

Property Information

Legal Desc:	PCL 7267 SEC MUSKOKA; W Y2 OF WY2 LT 29 CON 12 Cardwell; Muskoka Lakes; The District of Muskoka	Survey:	None/
Zoning:	RU2 + EP1	Hold Over Days:	
Assess Val/Year:	\$47,000/2016	Occupant Type:	
PIN:	481300042		
ROLL:	445301000610500	Deposit:	5%
Possession/Date:	Flexible/		

Brokerage Information

List Date: **07/12/2023**
 List Brokerage: **Re/Max Professionals North, Brokerage, Huntsville**

 Source Board: The Lakelands Association of REALTORS®
 Prepared By: Jennifer Parker, Broker
 Date Prepared: 08/21/2023

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