

# \$950,000 - 3200 SPENCE Lake

---

## Listing ID: 40270352

**\$950,000**

, 36.7 acres

Vacant Land

3200 SPENCE Lake, Bracebridge, Ontario,  
P1L1X1

This rare opportunity does not come along too often! Are you looking for a large parcel of waterfront property where privacy is assured? Does the thought of having an off grid retreat powered by solar or wind on a quiet lake appeal to you? This 36 acre parcel of land has an existing 680 square foot structure which the footprint could be used to rebuild a new cottage accessed by boat three months of the year or by snowmobile in the winter. There is undesignated parking for two vehicles off Spence Lake Rd. with a short boat ride across the lake. This little paradise is virtually untouched with osprey, herons and loons spotted on the lake. Please do not enter the existing building and use caution when using the wooden ramp on the shore to access the property. The buyer will need to do their due diligence with the Town of Bracebridge for future use. Septic docs and approved application for the existing dwelling on file. (id:37775)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 15/10/2022 10:05:19 AM

Listing Office:ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, BRACEBRIDGE