

\$2,499,000 - 176 BALSAM Road

Listing ID: 40347851

\$2,499,000

4 Bedrooms, 1 Bathrooms, 40 acres

Single Family

176 BALSAM Road, McKellar, Ontario,
P0G1C0

Welcome to Ryan Lake in McKellar township. This is a very rare opportunity to own 40+/- acres which has a large 1850 sq.ft home with 4 beds, 4-piece bath, formal dining room, living room & wood fireplace, kitchen and laundry all on the main level plus a bonus 1850 sq.ft full height unfinished basement ready for your creative use of space. Ryan Lake currently has only 5 properties with access to the lake and this property includes almost half of the entire water frontage of the lake. There is municipal year round road access to the main house as well as private roads along both the east/west side of the lake. The property is currently partially zoned C2 and was once a popular/busy cabin rental with 7 individual cabins with private beaches/docks, hydro and water to each cabin. Currently the water & hydro has been disconnected to the cabins and they need some restoration as the property has been vacant for 13 years. Use of the building footprints and the commercial zoning could bring many possibilities for use of this property, especially in a district/township where short term rentals are restricted or becoming restricted. There is also the investment possibility of developing into multiple parcels with hydro available and

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road access. Ryan Lake is semi-private with no public access which is perfect for swimming, fishing and all the water activities. Please click on the video link for a tour! (id:37775)

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