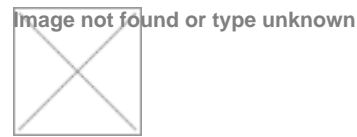**Dawn Mashinter**

Phone: **705-571-2534**

Mobile: **705-571-2534**

Fax:

Email: **dawnmash@vianet.ca**

Office: **705-571-2534**

**Chestnut Park Real Estate Limited, Brokerage**
**110 Medora Street, Box 444**
**Port Carling, ON**
**P0B 1J0**

## 230 Pickerel and Jack Lake Road, Burk's Falls, ON, P0A 1C0, Canada

### MLS®# 40264330



| | |
|---|---|
| **Property Value** | $899,000 |
| **Type** | Residental Country |
| **Style** | FARM WITH WATERFRONT |
| **Basement** | FULL UNFINISHED |
| **Parking** | DETACHED DOUBLE INSULATED AND HEATED |
| **Year Built** | 1911 |
| **Taxes** | 2494.18 |
| **Living Area** | 1,550 sq.ft. |
| **Lot Frontage** | 1,320 ft |
| **Lot Size Area** | 65 acres |
| **Bedrooms** | 2 |
| **Bathroom** | 1 full |
| **School District** | NEAR NORTH DISTRICT |

## Description

Charming early 1900's brick farmhouse set on 65 acres of workable fields with over 1320' of frontage on the Magnetawan River. Just picture yourself on rolling pasture with trees and gardens and you have arrived! Beautifully cared for with 2 bedrooms, 1 full bath and office that can be easily converted in to a third bedroom. Wood stove in living room to cut down on heating costs with farmhouse high coffered ceiling. 24' x 32' fully insulated and heated garage (propane furnace) piped for in-floor heating with an additional car port attached for RV parking or for your toys. Mature trees, wild blueberries, raspberries and wildlife that backs on to the Magnetawan River with over 1,320' frontage. Severance included and almost completed with the possibility of another severance, there is 1,320' of road frontage. 32' x 32' poured concrete pad for another accessory building (if you wish) There are endless possibilities here; the fields can be re-seeded for hay cash cropping, cut your own wood for wood stove fuel, your own private trails for snowmobiling, hiking, swimming, fishing, hobby farming, vegetable farming etc. Huge open space for the model airplane enthusiast to fly planes or for kids to fly kites. If you are looking to move north for privacy to enjoy wildlife and live off the land this could be the property for you. Or what about building a new modern farmhouse overlooking the river we have some ideas for you. Rural zoning permits many uses for this property, and this a good location for a home business. Easy access to Hwy 11 and minutes to the Village of Burk's Falls. Good cell service and Bell hi-speed internet here!