



ZIEMINSKI REAL ESTATE INC., Brokerage

# L3C4 Teefy Township S 1/2 Cochrane Remote Area Ontario

\$115,000

Escape the hustle and bustle of the city and retreat to your sanctuary alongside Lake Abitibi, with wildlife around every corner. Located in unorganized township and surrounded by crown land and water. Three unique parts to this property provide privacy and ample water frontage. The South and North parts offer approximately 3 and 2 acres respectively. While the central part offers approximately 7 acres and hosts 2 charming cabins, built in 2016. Each 600-square-foot cabin features 16' vaulted ceilings, 1 bedroom, kitchen, living room, and dining room, plus a loft. Fully furnished! Steel roof, 2x6 construction, sonotube forms, fully wired for generator hook-up. Beautiful outdoor shower and an outhouse. Western views over the river offer the most captivating sunsets! 19 foot Pontoon Barge with 40hp Boat motor and trailer included! Quickly access the property from the Twin Falls Marina, just 1km away. The town is only a 15-minute drive from the marina to access all amenities! Travel 36km on the river to reach Big Lake Abitibi and enjoy world-class fishing. Mineral, timber, and surface rights are included. Potential for a 1.7km access trail on crown land from Bush Road in Matheson. \*\*\*\* EXTRAS \*\*\*\* Square Footage: XX | Age: XX | Hydro Cost: \$XX/Monthly Average | Heat Cost: \$XX/Monthly Average | Rental Cost: \$XX/Month | MPAC Code: X (id:6769)

Living room 5.7 m X 3.2 m

Bedroom 3.2 m X 2.804 m

Bedroom 3.231 m X 2.804 m

Listing Presented By:



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ZIEMINSKI REAL ESTATE INC

<https://www.zieminski.ca/>

**RE/MAX Realty Professionals**

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