



## Lot 16 Con 9 Highway 11 Cochrane Remote Area Ontario

\$520,000

Embrace the call of the wilderness with your dream home nestled in the heart of nature. This isn't just another property; it's the final destination for those who seek a life embraced by forests and serenity. Find this gem hidden away in the unorganized Township of Haggart, a haven situated comfortably between Smooth Rock Falls and Fauquier. With its sprawling 137 acres, the property is a rich tapestry of nature's finest work, featuring a variety of water sources on and around the property such as creek, river, and lake. Navigating the land is a breeze with trails that weave through the landscape, connecting one end to the other. Discover the charm of a 1,197 square foot bungalow, constructed in 1998, featuring three cozy bedrooms and a spacious 5-piece bathroom on the main level. The heart of the home is an open-concept design that unites the kitchen, dining area, and living room into a welcoming space for gatherings and everyday life. Let the day's cares melt away as you relax by the welcoming embrace of the woodstove. Step out onto your deck and take in the view of your backyard—perfect for grilling up a delicious barbecue and savoring the great outdoors right at your doorstep. The spacious basement offers a wealth of additional rooms and ample storage, ensuring that space is never an issue. The property includes a 30'x37' two-door garage, providing plenty of room not just for parking vehicles but also for a workshop or storage area. The home features a forced air system, easily switchable between wood and electric heat, ensuring warmth throughout the seasons. The home is equipped with a 1998-approved septic system and a well system for water. Convenience is key, with the town of Smooth Rock Falls just a few minutes' drive away, providing easy access to a hospital, grocery store, gas station, restaurants, etc. Seize the opportunity to ow...

Laundry room 5.33 m X 2.74 m

Utility room 7.31 m X 3.26 m

Other 3.16 m X 2.74 m

Living room 3.77 m X 5.51 m

Kitchen 4.08 m X 3.08 m

Primary Bedroom 3.65 m X 3.44 m

Bedroom 2 3.35 m X 3.04 m

Other 3.47 m X 3.04 m

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Dining room 3.59 m X 3.59 m