

# Lake Nipissing Island & Lot

169 Caron Road, Lavigne, Ontario

46.3263691, -80.1718203



1. Caron Road, Lavigne - 100 Feet x 250 Feet waterfront lot on Lake Nipissing. Zoning is Shoreline Residential. Caron Road travels through the subject property. There is a separate driveway going north up to the garage on the property. South of the road, there are stairs to a dock. The property along the shoreline is in its natural state. With the lot, you have a parking location and are only minutes from the island. 2. Island Lake Nipissing - The island is approximately 4.572 acres with a marsh area on the southwest side of the subject property. There is a cottage with 3 bedrooms, 2 kitchens, bathroom, laundry facility, a living room with fireplace and an enclosed porch. The water is drawn from the lake, and for septic there is a holding tank. The island has hydro and there is a generator as well. Other outbuildings: workshop/generator building and a boathouse.

## Overview

Purpose: For Sale	List Price: \$500,000	Rent price: \$
Title: Freehold	Building Type: detached	Style: Cottage
Square Footage:	Total Square Feet Finished:	Bedrooms:
Bathrooms:	Partial Bathrooms:	Heating:
In Floor Radiant:	Central Air:	Hot Water:
Age of Building:	Land size: 4.52 acres	Area: West Nipissing
Property Taxes:	Open House: No	

## Distance to Nearby Places



Coffee shop 1.2km

✓ Grocery Store 1.5km

✓ Pharmacies 14 kmkm

## Agent Details

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**Ron Dillig**