



True Beauty

0 Althorpe Road,
Althorpe

MLS® 40612326

Joel@LakeDistrictRealty.com

O'Brien Lake, Althorpe ON; This property is a true beauty and rare offering. 94 acres of mixed Canadian shield - from rolling open meadows along Althorpe road to mixed wooded areas with magnificent White Pines and Maple trees near the lakeshore. You can drive directly through the fields to a beautiful level area on the shores in Echo Bay. The property consists of a large island which is just a small distance from mainland, this is where you will find the best waterfront (current owners would canoe over for swimming). Much of the remaining shoreline has varying slopes and elevations to the water. This property features a large amount of shoreline, approx. 4500 feet (inclusive of the island and to be verified) along private and quiet O'Brien Lake. Many possibilities exist, from building your home along the Althorpe road to building your one of kind lakefront home on this fantastic acreage property. Located just 20 minutes from the village of Westport or small town of Perth.



\$799,000

List Price

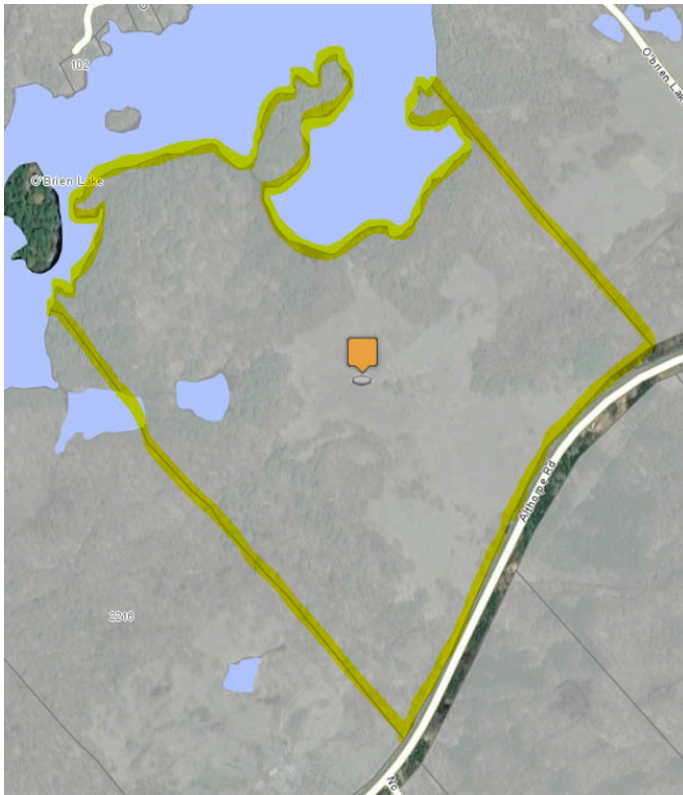
94 Acres

4500FT

of Waterfrontage

\$1164

2023 Taxes



THE LAKE

O'Brien Lake, situated in the municipality of Tay Valley, is part of the Tay Watershed. This lake, covering 47.9 hectares (equivalent to 118 acres or 479,218 square meters), boasts depths of up to 55 feet. Surrounded by private land without public access, O'Brien Lake offers ideal conditions for canoeing, swimming, bird watching, and fishing. The lake is home to a variety of fish species, including Lake Whitefish, Largemouth Bass, Smallmouth Bass, Northern Pike, Walleye, and Yellow Perch.

FEATURES

- Envision long summer days spent exploring the vast terrain, picnicking in the meadows, or canoeing over to the island for a refreshing swim. In the winter, the landscape transforms into a serene wonderland, perfect for snowshoeing or cross-country skiing. Wildlife abounds, and you may catch glimpses of deer, foxes, or a variety of bird species that call this area home.
- Building options are plentiful. Perhaps you dream of a rustic cabin nestled among the trees, a modern retreat with panoramic lake views, or a family estate where generations can gather and create lasting memories. With such a diverse landscape, you have the freedom to design a living space that harmonizes with the natural surroundings.
- Accessibility is another key feature, as you are conveniently located just a short drive from the charming village of Westport, known for its friendly community, quaint shops, and local dining. Perth, a small town with rich history and vibrant culture, is also within easy reach, offering additional amenities and services.

CONTACT DETAILS

14202 Road 38, Sharbot Lake, ON

✉ Joel@LakeDistrictRealty.com

✉ info@LakeDistrictRealty.com

🌐 www.LakeDistrictRealty.com

☎ 613-279-2108

