

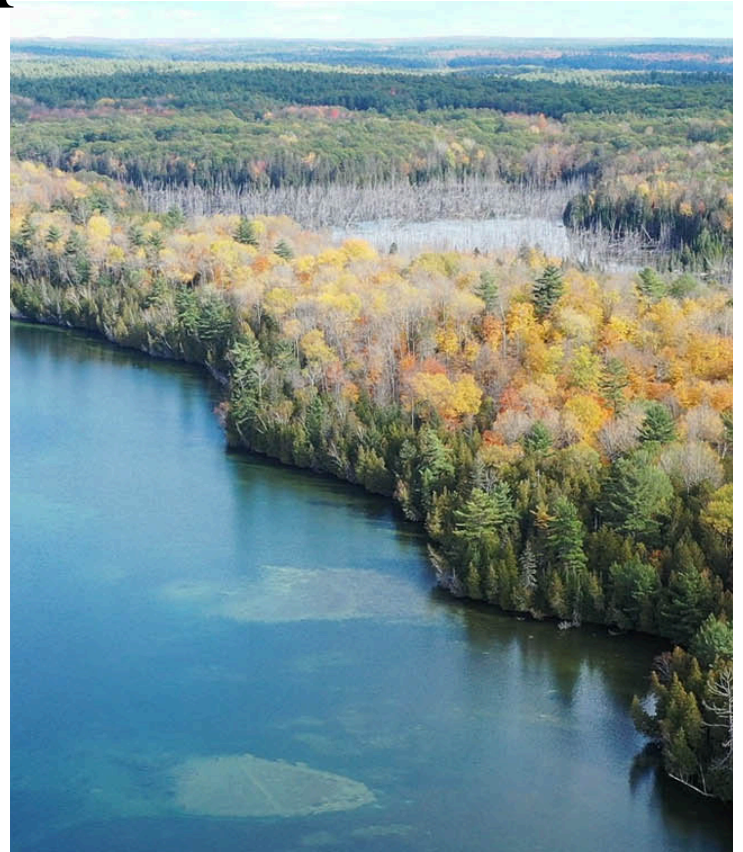
# Ardoch Lake Development



5026B Ardoch Road,  
Ardoch

MLS® 40600876

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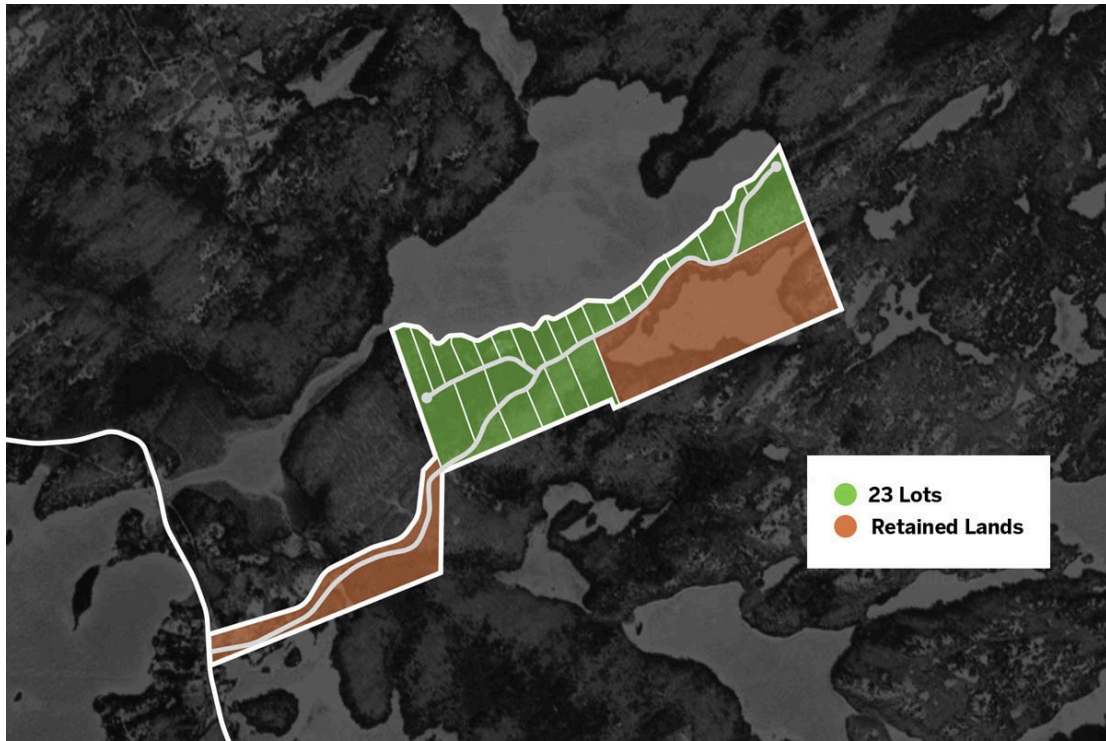
Ardoch Lake, Ardoch ON; welcome to this very rare offering of 272 acres with approx. 6500 feet of shoreline on beautiful clear waters of this spring fed lake. Property fronts on municipal hard surfaces road and features everything from beautiful maple sugar bush, level cedar tree areas at the water to tall White Pines. This is a fantastic holding property for someone looking to build their lakefront estate or take over what has been years in the making - A 23 lot lakefront development consisting of 15 lakefront lots and 8 interior lots. Many studies have been completed; wells drilled to get this property to draft plan approval. Fantastic opportunity for someone with developmental experience - Great potential ROI. Currently there is an older usable cabin sitting by the waters edge. Great place to rehab and use as home base while things progress.

**\$2,499,999**  
*List Price*

**272 Acres**

**2KM**  
*of Waterfrontage*

**\$6197**  
*2023 Taxes*



## THE LAKE

Ardoch Lake is located in the Township of North Frontenac. The firm bottomed lake offers sandy access into crystal clear spring-fed water, with depths over 50ft. The lake is populated with Walleye, Northern Pike and Smallmouth Bass.

## FEATURES

- 23 lot Development Opportunity consisting of 15 Waterfront lots and 8 interior lots.
- An older cabin currently sits at the waters edge, which could act as a home base while you build your dream home or develop the property.
- Many studies have been completed and wells are already drilled.

## CONTACT DETAILS

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