

# 11 Black Sturgeon Lake

## LISTING HIGHLIGHTS

### FILE NO. 8101 Private Peninsula Vacant Lot

#### Selling Features:

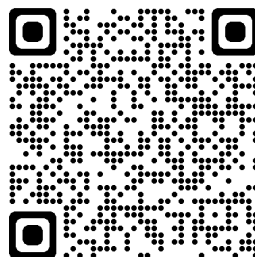
- 3,035 feet of frontage
- 11.4 acres
- Western views

**Access:** Just west of James Road subdivision.

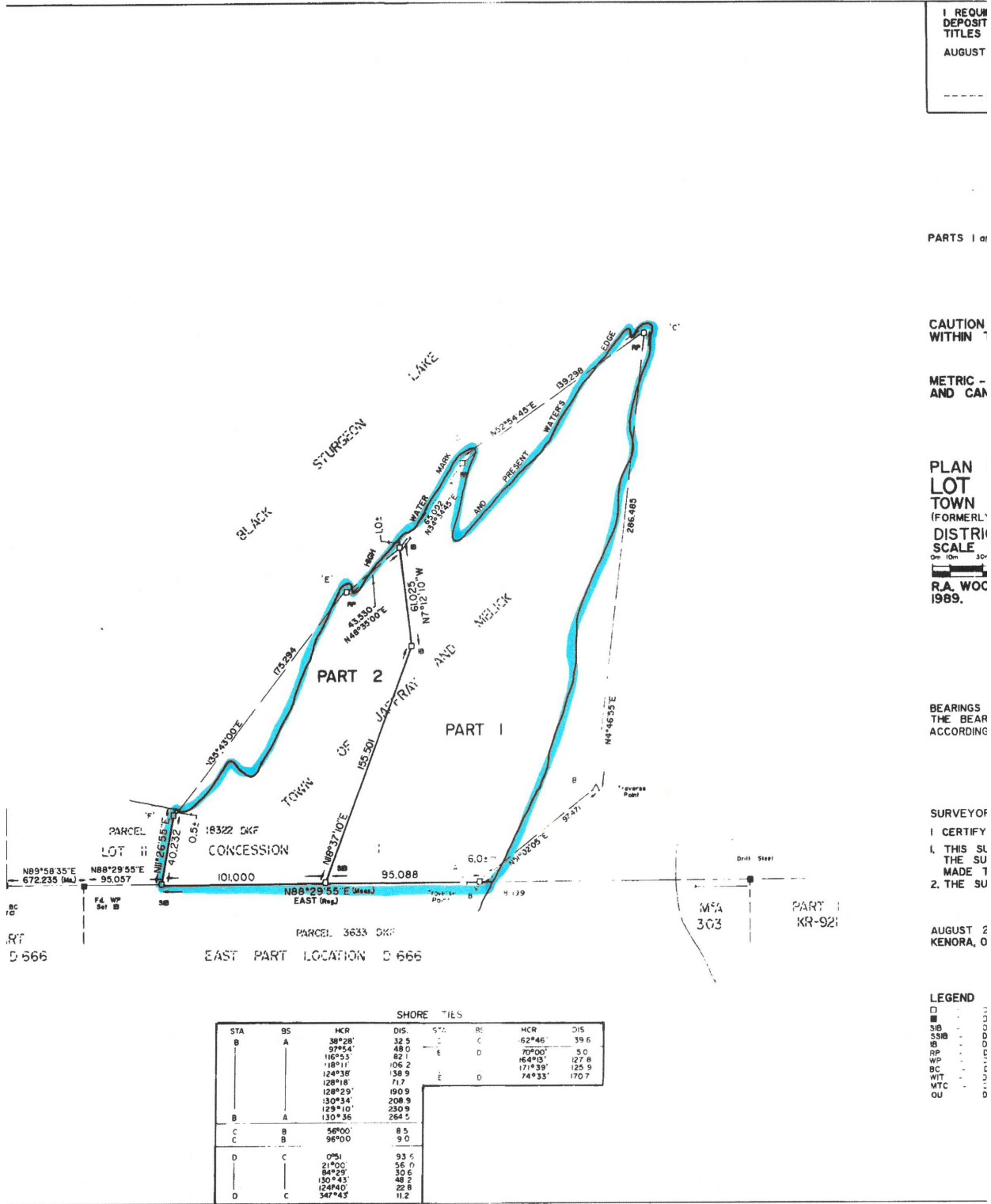
**Taxes:** \$4,288.76 in 2021



**Comments:** Your own private peninsula on Black Sturgeon!!! Very rare water access property on this lake. 11.4 acres of titled property with two distinct points and plenty of dynamic shoreline to build something unique and private. With over 3,000 feet of shoreline frontage, many options present here to build a dock with shelter in mind and includes deep water. With some conceptual designing you could imagine your build here to have a 270 degree view of the water.



**\$225,000**



I REQUIRE DEPOSIT TITLES AUGUST

PARTS I & II

CAUTION WITHIN

METRIC - AND CAN

PLAN LOT TOWN (FORMERLY) DISTRICT SCALE 1:10000 R.A. WOC 1989.

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