

Property Client Full

South Crane Lake Road, The Archipelago, Ontario P2A 0B7

Listing

[0 South Crane Lake Rd The Archipelago](#)**Active / Residential Freehold / Vacant Land**

MLS®#: X13012516

List Price: **\$425,000**

Price Decrease

**Parry Sound/The Archipelago/Archipelago South**

Tax Amt/Yr: **\$2,865.30/2025** Transaction: **Sale**
 SPIS: **No** DOM: **13**
 Legal Desc: **PCL 17674 SEC SS; PT LT 23 CON 8 CONGER PT 3 42R3206; SAVING & EXCEPTING AN ALLOWANCE OF 1 CHAIN IN PERPENDICULAR WIDTH FOR A RD ALONG THE SHORE OF CRANE LAKE AS RESERVED IN THE ORIGINAL PATENT; THE ARCHIPELAGO**

Style: Rooms Rooms+: **+0**
 Fractional Ownership: BR BR+: **0(+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range:
 Stores: SF Source:
 Lot Front: **345.00** Fronting On: **E**
 Lot Depth: **194.44** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **IR & Deer Wintering Overlay**
 Dir/Cross St: **Healey Lake Road**

PIN #: **521880192**
 Holdover: **30**
 Possession: **TBA**

ARN #: **490509000503303**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitch Kitch + **0 (0+)**
 Parking Feat: **Available, Other**
 Heat Source:
 Central Vac: **No**
 Property Feat: **Golf, Lake Access, Marina, Sloping, Waterfront, School Bus Route**

Garage:
 Room Size:
 Rural Services:
 Security Feat:

Utilities: **No Gas, Hydro Available**
No Sewers, No Cable, Telephone Available
 Water: **None**
 Water Supply Type: **Lake/River**

Exterior Feat: **Privacy, Recreational Area, Year Round Living**

Topography: **Flat, Level**
 Soil Type:
 Alternate Power: **None**

Water Meter:
 Waterfront Feat: **Not Applicable**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Water Name: **Crane Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Features: **Not Applicable**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**

Under Contract:
 Access To Property: **Private Road, Yr Rnd Private Rd**
 Shoreline: **Clean, Rocky**
 Shoreline Road Allowance: **None**
 Docking Type: **None**

Dev Charges Paid:
 Shoreline Exposure: **East**

HST App To SP: **Included In**

View: **Forest, Lake, Trees/Woods, Water**

Water View: **Direct, PartiallyObstructive**
 Lot Shape:

Channel Name: **South Crane Lake**

Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Build your dream cottage on this beautiful waterfront lot on South Crane Lake in The Archipelago. Offering 0.78 acres with an impressive 345 feet of east-facing frontage, you'll enjoy stunning sunrise views and plenty of natural light. The level terrain makes building easy, while the peaceful surroundings provide privacy and a true cottage-country feel. A great opportunity to create your own getaway in a sought-after area.**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **04/30/2026**

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