

OLD NORTH Road, Huntsville, Ontario P1H 2J2

Listing

Member Full
Active / Land

Listing ID: 40541179
List Price: **\$98,000.00/For Sale**
New Listing



Muskoka/Huntsville/Chaffey Residential/

Tax Amt/Yr: **\$0/2023**
Zoning: **RR-0154**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Common Interest: **Freehold/None**
Acres Range: **2-4.99**
Frontage: **196.85**
Lot Dimensions: **196.85**
Lot Size Area: **3.41**
Lot Size Area Units: **Acres**
Lot Shape: **Rectangular**

ARN/PIN: 0 / 0
Legal: PART LOT 17 CONCESSION 10 CHAFFEY PARTS 11-13, 35R21481, Town of Huntsville, District of Muskoka

Remarks/Directions

Public: **Beautiful over three acre building lot on lovely Old North Road in the North end of Huntsville. Driveway partially installed leading into a well treed property where there is a lovely building site for a future home. Some fill will be required within the building envelope but once this is complete, there is offered a great spot to build. Hydro is located on this year round maintained road that is just minutes to downtown Huntsville and easy access to Highway 11.**

REALTOR®: ***Severance is not yet complete. New roll and PIN will be done by closing. Taxes and Assessment to be determined.***

Directions to Property: **Highway 11N to North Waseosa Lake Road to Old North Road to SOP**

Exterior

Property Access: **Municipal Road, Year Round Road**
Area Influences: **Highway Access, Major Highway, School Bus Route, Trails**
View:
Topography: **Wooded/Treed** Fronting: **West**
Restrictions: **Easement**


Land Information

Utilities:
Water Source: **None** Sewer: **None**
Well Testing: Water Treatment:
Services: **Cell Service, Garbage/Sanitary Collection, Recycling Pickup** Location: **Rural**
Parcels: **3** Environmental Audit/Phase:
Acres Clear: Acres Waste: Acres Workable:
Lot Front (Ft): **196.85** Lot Depth (Ft): Lot Size: **3.41 Acres**

Property Information

Legal Desc: **PART LOT 17 CONCESSION 10 CHAFFEY PARTS 11-13, 35R21481, Town of Huntsville, District of Muskoka**
Zoning: **RR-0154** Survey: **Yes/ 2006**
Assess Val/Year: **\$0/2023** Hold Over Days:
PIN: **0** Occupant Type:
ROLL: **0** Deposit: **5%**
Possession/Date: **60 - 89 Days/**

Marketing

Showing Requirements: **Go Direct**
Showings: 
Showing Remarks: **Book through BrokerBay.**
Sign on Prop: **Yes**
Possession: **60 - 89 Days**

brokerage information

List Date: **02/21/2024** Expiration Date: **06/14/2024** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**
 Representation Type: **Designated Representative**
 Offer Remarks: **48 hour irrevocable on all offers. Please include Schedule B with offer.**
 Original List Price: **\$98,000.00**
 List Brokerage: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville** 
 List Salesperson: **Jessica Brown, Salesperson** 
 Email: **jessicabrown@vianet.ca**
 List Brokerage 2: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville** 
 List Salesperson 2: **Victoria Darling-Wadel, Salesperson** 
 Email: **vdarling@vianet.ca**

Brkge #: **705-789-4957**
 Direct #: **705-571-0882**
 L/SP Cell: **705-571-0882**
 Phone: **705-789-4957**
 Phone: **705-571-2852**
 L/SP2 Cell: **705-571-2852**

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Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Victoria Darling-Wadel, Salesperson
 Date Prepared: 02/21/2024

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Photos

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