

**Property Member Full**

**1575 HIGHWAY 518 E, Kearney, Ontario P0A 1J0**

Listing

Member Full  
**Active / Residential**

**Confidential for REALTORS® Only**

**MLS® #: 40413052**  
List Price: **\$524,900.00**  
**New Listing**



**Parry Sound/Perry/Perry Bungalow Raised/House/Detached**

	Bed	Bath	Kitch
Lower	2		
Main	3	2	1

Beds (AG+BG): **5 (3 + 2)**  
 Baths (F+H): **2 (2 + 0)**  
 SqFt Fin Total: **3,104/LBO provided**  
 AG Fin SqFt Range: **1501 to 2000**  
 AG Fin SqFt: **1,552/LBO provided**  
 BG Fin SqFt: **1,552/LBO provided**  
 DOM/CDOM: **0/0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,925.46/2022**  
 Lot Size: **1.360/Acres**

[Remarks/Directions](#)

**Public:** Excellent opportunity to secure your own rural slice of paradise located in the heart of Kearney. This area has become know as a recreational Mecca of sorts for outdoor enthusiasts with snowmobile and atv trails at your doorstep and the gateway to Algonquin Park just minutes away. Nestled on 1.3 acres of land, this spacious home is over 1500 square feet on the main floor with 3 bedrooms and 2 baths, spacious kitchen, main floor laundry, formal dining and cosy windowed living room. The lower level offers untapped potential with incredible space to finish to your desire with two further framed bedrooms and large open space to create a family room and tons of extra storage. This area is partially finished and has big windows to let in the light and is ready for the next owner to put their stamp on it and double their living space. A double attached garage with interior entry and a treed level lot within walking distance to downtown Kearney, this is a great option for a growing family or someone who wants a foothold in the beautiful Almaguin Highlands.

**REALTOR®:** There is an abandon well on property - no warrantys or representations will be made with regards to the well by the Seller. Septic is sized for 3-bedroom home.

Directions to Property: **Highway 592 to Highway 518E to SOP**

[Common Elements](#)

[Exterior](#)

Exterior Feat:	<b>Deck(s), Recreational Area, Year Round Living</b>	Roof:	<b>Metal</b>
Construct. Material:	<b>Vinyl Siding</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apx Age:	<b>31-50 Years</b>
Year/Desc/Source:	<b>1990//Other</b>	Rd Acc Fee:	
Property Access:	<b>Municipal Road</b>	Garage Spaces:	<b>2.0</b>
Garage & Parking:	<b>Attached Garage//Outside/Surface/Open//Gravel Driveway</b>	Sewer:	<b>Septic</b>
Parking Spaces:		Acres Rent:	
Water Source:	<b>Drilled Well</b>	Lot Shape:	<b>Rectangular</b>
Lot Size Area/Units:	<b>1.360/Acres</b>	Land Lse Fee:	
Lot Front (Ft):	<b>318.00</b>	Retire Com:	
Location:	<b>Rural</b>	Fronting On:	
Area Influences:	<b>Highway Access</b>		
View:	<b>Trees/Woods</b>		
Topography:	<b>Wooded/Treed</b>		

[Interior](#)

Interior Feat:	<b>In-law Capability, Work Bench, Workshop</b>
Basement:	<b>Full Basement</b> Basement Fin: <b>Partially Finished</b>
Laundry Feat:	<b>Laundry Room, Main Level</b>
Cooling:	<b>None</b>
Heating:	<b>Oil</b>
Inclusions:	<b>Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer</b>


[Property Information](#)

Property Information

Common Elem Fee: **No**  
 Legal Desc: **PCL 23895 SEC SS SRO; PT LT 33 CON 10 PERRY PT 1 42R10890; T/W PT 6 PSR8 AS IN LT178557; PERRY RR**  
 Zoning: **RR**  
 Assess Val/Year: **\$228,000/2023**  
 PIN: **521600085**  
 ROLL: **491400000318835**  
 Possession/Date: **30 - 59 Days/**

Local Improvements Fee:  
 Survey: **Available, Boundary Only/ 1989**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **5%**

Marketing

Showing Requirements: **Showing System**  
 Showings:   
 Showing Remarks: **Book through ShowingTime.**  
 Lockbox Type: **SentriLock**  
 Sign on Prop: **Yes**  
 Possession: **30 - 59 Days**

Locbox Loc/Serial#: **Front Door/**

Brokerage Information

List Date: **05/11/2023**  
 Financing:  
 Buyer Agency Compensation Remarks: **2.5% + HST**  
 Assignment Of Listing:  
 Offer Remarks: **72 hour irrevocable on all offers. Please include Schedule B with all offers. Please insert in all APS: "The Buyer acknowledges and accepts the septic is sized for a three bedroom home".**

Original List Price: **\$524,900.00**  
 List Brokerage: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)   
 List Salesperson: [Victoria Darling-Wadel, Salesperson](#)   
 Email: [vdarling@vianet.ca](mailto:vdarling@vianet.ca)  
 List Brokerage 2: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)   
 List Salesperson 2: [Jessica Brown, Salesperson](#)   
 Email: [jessicabrown@vianet.ca](mailto:jessicabrown@vianet.ca)

Expiration Date: **08/14/2023**  
 Int Bearing Bkg Trust Account: **No**  
 SPIS:  
 Contact After Expired: **No**  
 Special Agreement: **No**  
 HST Applicable to Sale: **No**

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

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Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Jessica Brown, Salesperson  
 Date Prepared: 05/11/2023

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Photos

MLS® #: 40413052





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