

185 HALLS Road E, Sundridge, Ontario P0A 1Z0

Listing

Member Full
Active / Land

MLS®#: 40517234
List Price: **\$449,000.00/For Sale**
New Listing



Parry Sound/Magnetawan/Magnetawan Residential/

Tax Amt/Yr: **\$1,893/2023**
Zoning: **RU/MX/EP**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Common Interest: **Freehold/None**
Acres Range: **100+**
Frontage: **1,320.66**
Lot Dimensions: **1,320.66 x 3,305.1**
Lot Size Area: **100.00**
Lot Size Area Units: **Acres**
Lot Shape: **Rectangular**

ARN/PIN: / 520780084
Legal: PCL 13432 SEC SS; LT 8 CON 10 CHAPMAN; MAGNETAWAN

Remarks/Directions

Public: **Introducing a remarkable 100-acre property that epitomizes the ideal blend of comfort and outdoor adventure. Nestled upon this expansive landscape, you'll find level land that offers endless possibilities for building and exploration. Step into relaxation as you discover a rejuvenating sauna, a sanctuary for unwinding after a day of outdoor pursuits. A well-appointed 16x30 shop awaits, catering to hobbyists and enthusiasts alike, providing a space to create, build or store your possessions. This property boasts the essential amenities of a drilled well and septic system and new 200 amp hydro service ensuring a seamless and self-sufficient lifestyle. Trails meander throughout the grounds, inviting you to hike, bike, or simply immerse yourself in nature's beauty. A serene pond graces the landscape, creating an idyllic setting for moments of tranquility or recreational activities. For those drawn to the thrill of the hunt, strategically placed hunting blinds offer the perfect vantage points to observe and engage with local wildlife. Whether you seek a quiet retreat, an outdoor playground, or a harmonious combination of both, this 100-acre property promises a lifestyle of comfort, adventure, and natural splendour. Embrace the opportunity to make this exceptional piece of real estate your very own canvas for a life well-lived. Located in the heart of the beautiful Almaguin Highlands between the quaint villages of Magnetawan and Sundridge, this is a beautiful spot to enjoy recreationally or build to suit.**

REALTOR®: **drilled well in 2001 16x30 shop with metal roof 8x8 cedar sauna 8x14 bunkie NEW 200 amp hydro service 7hp compressor in the shop**

Directions to Property: **Highway 124 to Pearceley Road to Halls Road East to SOP**

Auxiliary Buildings

<u>Building Type</u>	<u>Beds</u>	<u>Baths</u>	<u># Kitchens</u>	<u>Winterized</u>
Garage				
Bunkhouse				

Exterior

Property Access: **Municipal Road**
Area Influences: **Cul de Sac/Dead End, Highway Access**
View:
Topography: **Wooded/Treed** Fronting: **South**

Land Information

Utilities:		Sewer:	Septic
Water Source: Well		Water Treatment:	
Well Testing:		Location:	Rural
Services: At Lot Line-Hydro			
Acres Clear:	Acres Waste:	Acres Workable:	
Lot Front (Ft): 1,320.66	Lot Depth (Ft): 3,305.30	Lot Size: 100.00 Acres	

Property Information

Property Information

Legal Desc: PCL 13432 SEC SS; LT 8 CON 10 CHAPMAN; MAGNETAWAN
Zoning: RU/MX/EP
Assess Val/Year: \$91,000/2023
PIN: 520780084
Possession/Date: 30 - 59 Days/

Survey: None/
Hold Over Days:
Occupant Type:
Deposit: 5%

Marketing

Showing Requirements: Showing System, Go Direct
Showings:
Showing Remarks: Book through ShowingTime.
Sign on Prop: Yes
Possession: 30 - 59 Days

Brokerage Information

List Date: 12/06/2023 Expiration Date: 03/08/2024 Int Bearing Bkg Trust Account: No
Financing: SPIS: Contact After Expired: No
Buyer Agency Compensation Remarks: 2.5% + HST Special Agreement: No
Offer Remarks: Please include Schedule B with offer.
Original List Price: \$449,000.00
List Brokerage: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville
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Source Board: The Lakelands Association of REALTORS®
Prepared By: Victoria Darling-Wadel, Salesperson
Date Prepared: 12/06/2023

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Photos

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