

408 BLACK CREEK Drive, Sundridge, Ontario P0A 1Z0

MLS® #: 40425951

List Price: **\$449,000.00/For Sale**

New Listing



Parry Sound/Strong/Strong Residential/

Tax Amt/Yr: **\$548/2022**
Zoning: **RU**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Common Interest: **Freehold/None**
Acres Range: **50-99.99**
Frontage: **620.00**
Lot Dimensions: **620**
Lot Size Area Units:

Public: **Welcome to Black Creek Drive, where nature's beauty unfolds on approximately 90 acres of stunning forested land. This remarkable property offers a secluded and peaceful setting, while conveniently located near Highway 11 for easy accessibility. With a driveway already installed and the site thoughtfully cleared, this parcel of land is ready for you to embark on your dream project. Explore and immerse yourself in the tranquil atmosphere as you meander through the lush foliage, breathing in the crisp, fresh air. Whether you're an avid hiker, nature enthusiast, or simply seek a serene escape, this property is sure to delight. One of the notable advantages of this property is the presence of hydro running along Black Creek Drive. This valuable feature makes it easier for you to bring power to your future dwelling or any other potential developments on the land. Imagine having the convenience of electricity at your fingertips, ensuring a comfortable and modern lifestyle amidst the tranquility of nature. While privacy is a priority, you'll find that the charm of Sunny Sundridge is just a short distance away. This adorable little community offers a welcoming atmosphere, with friendly locals and a range of amenities to cater to your needs. Whether it's dining at cozy restaurants, browsing quaint shops, or participating in community events, you'll find everything you need just a stone's throw from your retreat in the woods. For those who appreciate the allure of the water, this location will not disappoint. Lakes abound in the vicinity, creating a haven for outdoor enthusiasts. Embark on boating adventures, indulge in fishing expeditions, or simply unwind on the shores, reveling in the picturesque views. The possibilities for outdoor recreation are endless, providing endless opportunities to create cherished memories.**

REALTOR®: **Present access to the subject property via an Unopened Road Allowance Agreement with Township of Strong. Please contact listing agent for additional details regarding the URA. Property dimensions obtained by Geowarehouse. Current taxes on the listing calculated from Strong Township 2022 mill rate.**

Directions to Property: **Highway 11 to Black Creek Drive to SOP**

Exterior

Land Information

Utilities:
Well Testing:
Lot Front (Ft): **620.00** Lot Depth (Ft): Lot Size: Sewer: **None**
Location: **Rural**

