

Property Member Full

812 SAND HILL Road, South River, Ontario P0A 1X0

Listing

Member Full
Active / Land

Confidential for REALTORS® Only

MLS® #: 40444327
List Price: \$205,000.00/For SaleParry Sound/Joly/Joly
Residential/Tax Amt/Yr: \$0/2022
Zoning: RU
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:Trans Type: Sale
DOM/CDOM: 45/138
Common Interest: Freehold/None
Acres Range: 2-4.99
Frontage: 241.99
Lot Dimensions: 241.99
Lot Size Area: 4.16
Lot Size Area Units: Acres
Lot Shape: RectangularARN/PIN: 495100000159522 / 520660495
Legal: PART LOT 5, CONCESSION 14 JOLY, PART 3 PLAN 42R21903 TOGETHER WITH AN EASEMENT OVER PARTS 4 & 5 PLAN 42R16177 AS IN LT274346 DISTRICT OF PARRY SOUND

Remarks/Directions

Public: Beautiful 4.16 acre parcel located in quaint Joly Township which is quickly becoming a desired area for recreation and quiet living and a gateway into Algonquin Park. Located on a municipally maintained road with hydro at the property line, all the pieces are in place for a future build. An incredible bonus to this property is that it includes a deeded right-of-way to an adjacent waterfront parcel you can access the South River. Hst applicable and in addition to the sale price. A newly constructed driveway brings you that much closer to building your dream home. Vendor financing is available, ask the listing agent for more information.

REALTOR®: This property includes a legal right-of-way to access over PIN: 520660020 to the South River. Full ROW wording to follow

Directions to Property: Highway 124 to Peacock Road to Sand Hill Road to SOP

Exterior

Property Access: Municipal Road
Area Influences: Beach
View: Trees/Woods, Water
Topography: Wooded/Treed

Fronting:


Land Information

Utilities:
Water Source: None
Well Testing:
Services: At Lot Line-Hydro
Acres Clear: Acres Waste: Acres Workable:
Lot Front (Ft): 241.99 Lot Depth (Ft): Lot Size: 4.16 Acres
Sewer: None
Water Treatment:
Location: Rural

Property Information

Legal Desc: PART LOT 5, CONCESSION 14 JOLY, PART 3 PLAN 42R21903 TOGETHER WITH AN EASEMENT OVER PARTS 4 & 5 PLAN 42R16177 AS IN LT274346 DISTRICT OF PARRY SOUND
Zoning: RU
Assess Val/Year: \$22,500/2023
PIN: 520660495
ROLL: 495100000159522
Possession/Date: 30 - 59 Days/
Survey: Available/
Hold Over Days:
Occupant Type:
Deposit: 5%

Marketing

Showing Requirements: Showing System, Go Direct
Showings: 
Showing Remarks: Please book via ShowingTime.
Sign on Prop: Yes

Possession: **30 - 59 Days**

Brokerage Information

List Date: **06/26/2023**
 Financing:
 Buyer Agency Compensation Remarks: **2.5% + HST**
 Assignment Of Listing:
 Offer Remarks:
 Original List Price: **\$205,000.00**
 List Brokerage:
 List Salesperson:
 Email:
 List Brokerage 2:
 List Salesperson 2:
 Email:

Expiration Date: **09/27/2023** Int Bearing Bkg Trust Account:**No**
 Contact After Expired:**No**
 SPIS: Special Agreement: **No**
 HST Applicable to Sale:**Yes**

48 hour irrevocable on all offers. All offers must be conditional upon seller severance completion.

\$205,000.00

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Source Board: The Lakelands Association of REALTORS®
 Prepared By: Jessica Brown, Salesperson
 Date Prepared: 08/10/2023

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Photos

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