

# 775 SPRING HILL Road, Ryerson, Ontario P0A 1C0

Listing

Member Full  
**Active / Land**

**Listing ID: 40550389**  
List Price: **\$249,000.00/For Sale**  
New Listing



## Parry Sound/Ryerson/Ryerson Residential/

Water Body: **Magnetawan**  
Type of Water: **River**

Tax Amt/Yr: **\$0/2024**  
Zoning: **FP-H / PSW**

Devel Chrg Pd:  
Official Plan:  
Site Plan Apprv:

Trans Type: **Sale**

Common Interest: **Freehold/None**  
Acres Range: **0.50-1.99**  
Frontage: **100.00**  
Lot Dimensions: **100**  
Lot Size Area: **1.12**  
Lot Size Area Units: **Acres**  
Lot Shape: **Rectangular**

**ARN/PIN:** 492400000206200 / 521370562  
**Legal:** PART LOT 14 CONCESSION 7 RYERSON, PARTS 12 AND 13 PSR1894 TOGETHER WITH AN EASEMENT AS IN R0214928 TOGETHER WITH AN EASEMENT AS IN R077563 DISTRICT OF PARRY SOUND

### Remarks/Directions

**Public:** **A solid foundation already in place, this property offers a fabulous opportunity to get started on your recreational project without having to worry about laying the groundwork. Additionally, a septic system has already been installed, saving you time and money down the line. Embrace the beauty of the great outdoors while enjoying the peaceful sounds of the Magnetawan river rushing by, just steps away from your doorstep. The Magnetawan River provides direct access to 40 miles of navigable waters. Whether you're looking for a recreational vacation home, this property offers the perfect canvas to get you started offering a double lot. While it boasts stunning natural beauty and peace and quiet, it does not currently have access to hydro. This means that buyers must consider alternative energy sources, such as solar or wind power, to meet their electricity needs. Don't miss out on this incredible opportunity to own a piece of paradise on the river.**

**REALTOR@: Waiting on tax information to update listing.**

**Directions to Property: Highway 520 to Midlothian Road to Spring Hill Road to SOP**

### Waterfront

Waterfront Type: **Direct Waterfront**  
Waterfront Features: **Riverfront**  
Dock Type: **None**  
Shoreline:  
Shore Rd Allow: **None**  
Island Y/N: **No**

Water View: **Direct Water View**

Frontage: **100.00**  
Exposure:

### Exterior

Property Access: **Seasonal Road**  
Area Influences: **Highway Access, Lake Access, Lake/Pond, Schools**  
View:

Fronting: **South**

### Land Information

Utilities:  
Water Source: **None**  
Well Testing:  
Services: **None**

Sewer: **Septic**  
Water Treatment:  
Location: **Rural**

Acres Clear:  
Lot Front (Ft): **100.00**  
Acres Waste:  
Lot Depth (Ft):  
Acres Workable:  
Lot Size: **1.12 Acres**

### Property Information

**Legal Desc: PART LOT 14 CONCESSION 7 RYERSON, PARTS 12 AND 13 PSR1894 TOGETHER WITH AN EASEMENT AS IN R0214928 TOGETHER WITH AN EASEMENT AS IN R077563 DISTRICT OF PARRY SOUND**

Zoning: **FP-H / PSW**  
Assess Val/Year: **\$34,000/2023**  
PIN: **521370562**  
ROLL: **492400000206200**  
Possession/Date: **60 - 89 Days/**

Survey: **None/ 1969**  
Hold Over Days:  
Occupant Type:  
Deposit: **5%**

**Marketing**

Showing Requirements: **Go Direct**  
Showings:   
Showing Remarks: **Book through BrokerBay if you wish to be notified of offers.**  
Sign on Prop: **Yes**  
Possession: **60 - 89 Days**

**Brokerage Information**

List Date: **03/19/2024**      Expiration Date: **06/21/2024**      Int Bearing Bkg Trust Account: **No**  
Financing:      SPIS:  
Buyer Agency Compensation Remarks: **2.5% + HST**      Contact After Expired: **No**  
Representation Type: **Designated Representative**      Special Agreement: **No**  
Offer Remarks: **48 hour irrevocable on all offers.**  
Original List Price: **\$249,000.00**  
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)**  
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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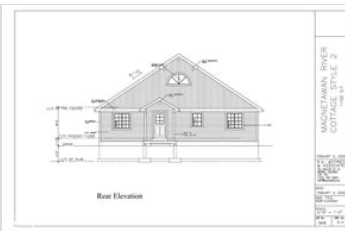
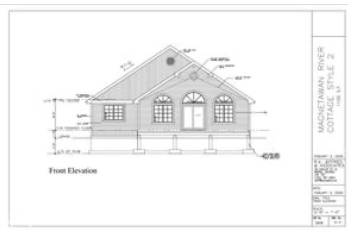
Source Board: The Lakelands Association of REALTORS®  
Prepared By: Jessica Brown, Salesperson

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**Photos**

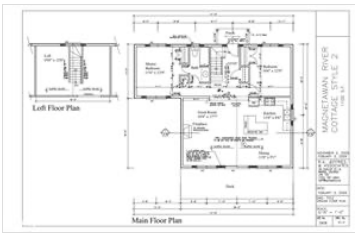
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Conceptual rendering for Lakeside Residence

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