

Property Member Full

3301 AXE LAKE Road, Sprucedale, Ontario P0A 1Y0

Listing

Member Full
Active / Land

Confidential for REALTORS® Only

MLS® #: 40401923
List Price: \$389,000.00/For Sale
New Listing

Parry Sound/McMurrich/Monteith/Monteith Residential/

Water Body: Meadow Lake
Type of Water: LakeTax Amt/Yr: \$354/2022
Zoning: WR
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:Trans Type: Sale
DOM/CDOM: 0/164
Common Interest: Freehold/None
Acres Range: 0.50-1.99
Frontage: 206.00
Lot Dimensions: 206 x
Lot Size Area: 1.71
Lot Size Area Units: Acres
Lot Shape: Rectangular

Remarks/Directions

Public: **Special properties like this don't come along every day and you can feel it the moment you arrive and meander down the long treed driveway. This 1.7 acre building lot has the benefit of some site work already complete with a driveway installed and potential building sites well on their way; a bunkie could be built first and is already begun with initial pinning into the bedrock. A delightful mix of windswept towering pines and hardwoods dotted throughout, it offers beauty all year long. The shoreline is spectacular with dramatic smooth granite outcroppings with a small point and cove carved out and the views are stunning southwest providing enviable sunsets and rays all day. Meadow Lake is quiet, spring fed and pristine with very little development and acres of crown land and has a true Algonquin feel with sparkling clear waters. Wildlife abounds in this beautiful rural area rife with birds, fish, moose and deer and this location will appear to the naturalist lifestyle conducive to alternate power sources as there is no hydro available. This property needs to be seen and you will not be disappointed at the beauty offered here.**

REALTOR®: **At present current owner maintains the ROW access to the subject property in winter months. Shoreline frontage is not on the survey and was obtained from the tax bill for this listing.**

Directions to Property: **Highway 518W to West Bear Lake Road to Axe Lake Road to 3301 to SOP**

Waterfront

Features: Waterfront-Deeded
Dock Type: None
Shoreline:
Shore Rd Allow: None
Island Y/N: NoFrontage: 206.00
Exposure:

Exterior

Property Access: R.O.W. (Deeded)
Area Influences: Cul de Sac/Dead End, Lake/Pond, Quiet Area, Trails
View: Lake, Trees/Woods
Topography: Flat, Hillside, Partially Cleared, Wooded/Treed
Restrictions: Easement, Right-of-Way

Fronting:

Land Information

Utilities:
Water Source: None
Well Testing:
Acres Clear:
Lot Front (Ft): 206.00
Acres Waste:
Lot Depth (Ft): 0.00Acres Workable:
Lot Size: 1.71 AcresSewer: None
Water Treatment:
Location: Rural

Property Information

Legal Desc: **PT LT 14 CON 2 MONTEITH, PT 2, 42R20941 TOGETHER WITH AN EASEMENT OVER PT 1, PSR1122, PT 4, 42R11039 & PT 4, 42R20941 AS IN GB109819 TOWNSHIP OF MCMURRICH/MONTEITH**

Zoning: **WR** Survey: **Boundary Only/**

Assess Val/Year: **\$85,000/2022** Hold Over Days:


PIN: **521710565** Occupant Type:

ROLL: **491202000802904** Deposit: **5%**

Possession/Date: **Flexible/**

Marketing

Showing Requirements: **Showing System**





Showings: 

Showing Remarks: **Book through Showing Time to be notified of offers.**

Sign on Prop: **Yes**

Possession: **Flexible**

Brokerage Information

List Date: 04/14/2023	Expiration Date: 07/17/2023	Int Bearing Bkg Trust Account: No
Financing:	SPIS:	Contact After Expired: No
Buyer Agency Compensation Remarks: 2.5% + HST		Special Agreement: No
Assignment Of Listing:		HST Applicable to Sale: No
Offer Remarks: 24 hour irrevocable for all offers. Please attach Schedule B to all offers.		
Original List Price: \$389,000.00		
List Brokerage: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville 	Brkge #:	705-789-4957
List Salesperson: Victoria Darling-Wadel, Salesperson 	Direct #:	705-571-2852
Email: vdarling@vianet.ca	L/SP Cell:	705-571-2852
List Brokerage 2: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville 	Phone:	705-789-4957
List Salesperson 2: Jessica Brown, Salesperson 	Phone:	705-571-0882
Email: jessicabrown@vianet.ca	L/SP2 Cell:	705-571-0882

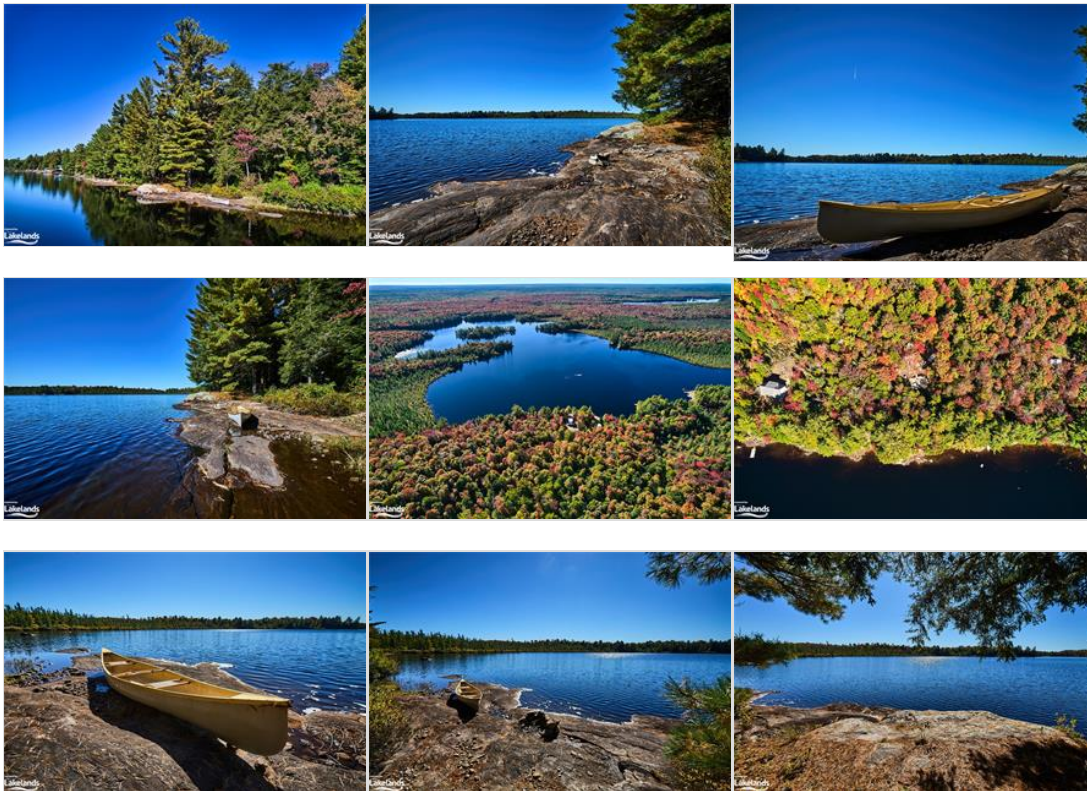
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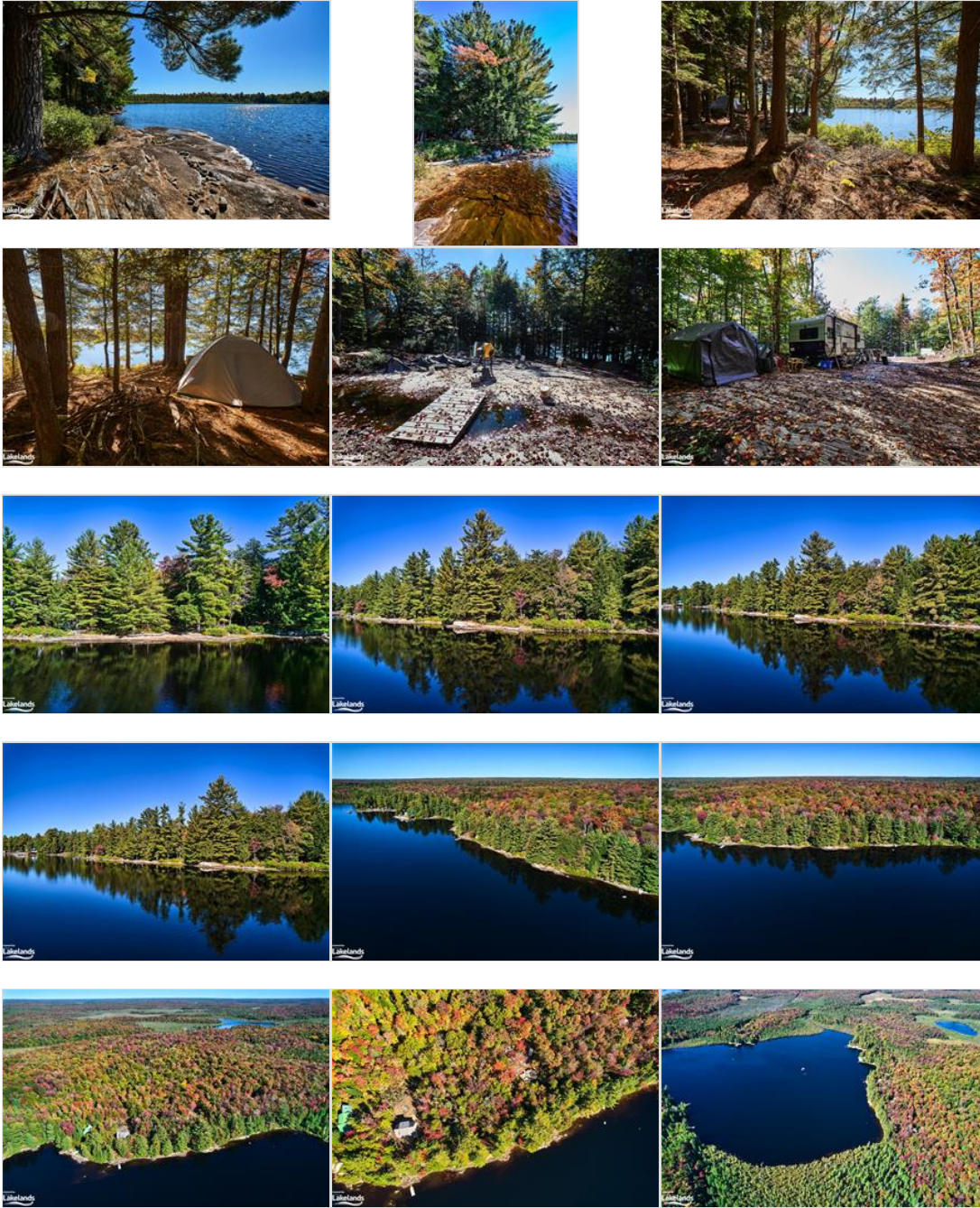
Source Board: The Lakelands Association of REALTORS®
 Prepared By: Jessica Brown, Salesperson
 Date Prepared: 04/14/2023

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Photos

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