

OLD NORTH Road, Huntsville, Ontario P1H 2J4

Listing

Member Full
Active / Land

Listing ID: 40541190
List Price: **\$238,000.00/For Sale**
New Listing



Muskoka/Huntsville/Chaffey Residential/

Tax Amt/Yr: **\$0/2023**
Zoning: **RR-0154**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Common Interest: **Freehold/None**
Acres Range: **5-9.99**
Frontage: **64.33**
Lot Dimensions: **64.33**
Lot Size Area: **6.94**
Lot Size Area Units: **Acres**
Lot Shape: **Irregular**

ARN/PIN: 0 / 0
Legal: PART LOT 17 CONCESSION 10 CHAFFEY PARTS 1-3, 35R21481, Town of Huntsville, District of Muskoka

Remarks/Directions

Public: **Lovely piece of land well-situated on the North end of Huntsville on a year-round road. Almost 7 acres of treed property with close access to highway 11 and only five minutes from downtown Huntsville, this would be a lovely setting to build a home. Mature trees make up the landscape and will offer great privacy to tuck yourself away and be surrounded by nature. Driveway is started, but will have to cross over the pipeline to get to the building site and hydro is at the lot line.**

REALTOR®: ***Severance is not yet complete. New roll and PIN will be done by closing. Taxes/Assessment not yet available due to severance.**

Directions to Property: **Highway 11N to North Waseosa Lake Road to Old North Road to SOP**

Exterior

Property Access: **Paved Road, Year Round Road**
Area Influences: **Highway Access**
View:
Topography: **Level, Wooded/Treed**
Restrictions: **Easement**

Fronting: **West**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **Cell Service, Electricity Available**
Parcels: **3**
Acres Clear:
Lot Front (Ft): **64.33**

Acres Waste:
Lot Depth (Ft):

Acres Workable:
Lot Size: **6.94 Acres**


Sewer: **None**
Water Treatment:
Location: **Rural**
Environmental Audit/Phase:

Property Information




Legal Desc: **PART LOT 17 CONCESSION 10 CHAFFEY PARTS 1-3, 35R21481, Town of Huntsville, District of Muskoka**
Zoning: **RR-0154**
Assess Val/Year: **\$0/2023**
PIN: **0**
ROLL: **0**
Possession/Date: **60 - 89 Days/**

Survey: **Yes/ 2006**
Hold Over Days:
Occupant Type:
Deposit: **5%**

Marketing

Showing Requirements: **Go Direct**
Showings: 
Showing Remarks: **Please book via BrokerBay.**
Sign on Prop: **Yes**
Possession: **60 - 89 Days**

brokerage information

List Date: **02/21/2024** Expiration Date: **06/14/2024** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**
 Representation Type: **Designated Representative**
 Offer Remarks: **48 hour irrevocable on all offers. Please include Schedule B with offer.**
 Original List Price: **\$238,000.00**
 List Brokerage: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville** 
 List Salesperson: **Jessica Brown, Salesperson** 
 Email: **jessicabrown@vianet.ca**
 List Brokerage 2: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville** 
 List Salesperson 2: **Victoria Darling-Wadel, Salesperson** 
 Email: **vdarling@vianet.ca**

Brkge #: **705-789-4957**
 Direct #: **705-571-0882**
 L/SP Cell: **705-571-0882**
 Phone: **705-789-4957**
 Phone: **705-571-2852**
 L/SP2 Cell: **705-571-2852**

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Source Board: The Lakelands Association of REALTORS®
 Prepared By: Victoria Darling-Wadel, Salesperson
 Date Prepared: 02/21/2024

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Photos

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