

OLD NORTH Road, Huntsville, Ontario P1H 2J2

Listing

Listing ID: 40541179

List Price: **\$98,000.00/For Sale**



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: **2-4.99**
Frontage: **196.85**
Lot Dimensions: **196.85**
Lot Size Area: **3.41**
Lot Size Area Units: **Acres**
Lot Shape: **Rectangular**

ARN/PIN: 0 / 480760310
Legal: PART LOT 17 CONCESSION 10 CHAFFEY PARTS 11-13, 35R21481, Town of Huntsville, District of Muskoka

Remarks/Directions

Public: **Beautiful over three acre building lot on lovely Old North Road in the North end of Huntsville. Driveway partially installed leading into a well treed property where there is a lovely building site for a future home. Some fill will be required within the building envelope but once this is complete, there is offered a great spot to build. Hydro is located on this year round maintained road that is just minutes to downtown Huntsville and easy access to Highway 11.**

REALTOR®: ***New roll be done by closing. Taxes and Assessment to be determined.* Legal Description: PART LOT 17 CONCESSION 10 CHAFFEY PARTS 11, 12 & 13, 35R21481; SUBJECT TO EASEMENT OVER PART 12, 35R21481 AS IN DM21739 AS AMENDED BY DM34058; TOGETHER WITH AN EASEMENT OVER PART LOT 17 CONCESSION 10 CHAFFEY, PART 7 35R8818 AS IN DM175161; TOGETHER WITH AN EASEMENT OVER PART LOT 17 CONCESSION 10 CHAFFEY, PART 4 35R8818 AS IN DM175162 TOWN OF HUNTSVILLE**

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

Exterior

Property Access: **Municipal Road, Year Round Road**
Area Influences: **Highway Access, Major Highway, School Bus Route, Trails**
View:
Topography: **Wooded/Treed**
Restrictions: **Easement**
Fronting: **West**


Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **Cell Service, Garbage/Sanitary Collection, Recycling Pickup**
Parcels: **3**
Acres Clear:
Lot Front (Ft): **196.85**
Acres Waste:
Lot Depth (Ft):
Acres Workable:
Lot Size: **3.41 Acres**
Sewer: **None**
Water Treatment:
Location: **Rural**
Environmental Audit/Phase:

Property Information

Legal Desc: **PART LOT 17 CONCESSION 10 CHAFFEY PARTS 11-13, 35R21481, Town of Huntsville, District of Muskoka**
Zoning: **RR-0154**
Assess Val/Year: **\$0/2023**
PIN: **480760310**
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: **Book through 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: **\$98,000.00**
List Brokerage: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville** 📍 Brkge #: **705-789-4957**
List Salesperson: **Jessica Brown, Salesperson** 📍 Direct #: **705-571-0882**
Email: **jessicabrown@vianet.ca** L/SP Cell: **705-571-0882**
List Brokerage 2: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville** 📍 Phone: **705-789-4957**
List Salesperson 2: **Victoria Darling-Wadel, Salesperson** 📍 Phone: **705-571-2852**
Email: **vdarling@vianet.ca** L/SP2 Cell: **705-571-2852**

Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS®
Prepared By: Jessica Brown, Salesperson
Date Prepared: 03/26/2024

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Photos

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