

1041 GRASSMERE RESORT Road, Huntsville, Ontario P1H 2J6

Listing

Member Full
Active / Land

MLS® #: 40529394
List Price: **\$399,000.00/For Sale**
New Listing



Muskoka/Lake of Bays/Sinclair Residential/

Water Body: **Ballantyne Creek**
Type of Water: **Creek**

Tax Amt/Yr: **\$210/2023**
Zoning: **WR/WR-F**

Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**

Common Interest: **Freehold/None**
Acres Range: **0.50-1.99**
Frontage: **326.45**
Lot Dimensions: **326.45**
Lot Size Area: **1.50**
Lot Size Area Units: **Acres**

ARN/PIN: 442702000201601 / 480730665
Legal: PT LT 25 CON 2 SINCLAIR PT 1 35R4609; LAKE OF BAYS

Remarks/Directions

Public: **Boat access to Peninsula Lake and over 400 ft. of water frontage on Balantine's creek, makes this building lot an exceptionally rare find! Discover your dream homesite in this idyllic park-like setting and enjoy the privacy and forested view across Balantine creek. Just moments from Huntsville with 326 ft. of frontage on the paved Municipally maintained Grassmere Resort Rd. Your 2 minute boat ride to Peninsula lake gives you water access to the Deerhurst and Hidden Valley resorts, downtown Huntsville and 40 miles of boating. This manicured grassy property with a drilled well, hydro at the lot line, driveway in and development fees already paid, means you can submit your building application immediately. Previously approved for septic and 4 bedroom home. This property is perfectly situated to enjoy a unique blend of tranquility and year round adventure. Don't miss this prime opportunity to make your dreams a reality in the heart of Muskoka!**

REALTOR®: **Taxes calculated via 2023 LOB mill rate. This property was previously approved septic system to service a 4 bedroom dwelling.**

Directions to Property: **Highway 60 to Grassmere Resort Road to SOP**

Waterfront

Waterfront Type: **Indirect Waterfront**
Waterfront Features: **Water Access, Other**
Dock Type: **Private Docking**
Shoreline:
Shore Rd Allow: **None**
Island Y/N: **No**

Water View: **No Water View**

Frontage: **491.00**
Exposure:

Exterior

Property Access: **Municipal Road**
Area Influences: **Highway Access, Lake Access, Schools**
View:

Fronting: **East**

Land Information

Utilities:
Water Source: **Well**
Well Testing:
Services: **At Lot Line-Hydro, Cell Service**
Acres Clear: Acres Waste:
Lot Front (Ft): **326.45** Lot Depth (Ft):

Sewer: **None**
Water Treatment:
Location: **Rural**

Acres Workable:
Lot Size: **1.50 Acres**

Property Information


Legal Desc: **PT LT 25 CON 2 SINCLAIR PT 1 35R4609; LAKE OF BAYS**
Zoning: **WR/WR-F**
Assess Val/Year: **\$30,500/2023**

Survey: **Yes/**
Hold Over Days:



PIN: **480730665**
ROLL: **442702000201601**
Possession/Date: **30 - 59 Days/**

Occupant Type:
Deposit: **5%**

Marketing

Showing Requirements: **Showing System, Go Direct**
Showings: 
Showing Remarks: **Book through ShowingTime.**
Sign on Prop: **Yes**
Possession: **30 - 59 Days**

Brokerage Information

List Date: **01/15/2024** Expiration Date: **04/15/2024** 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: **Please include Schedule B with offer.**
Original List Price: **\$399,000.00**
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**

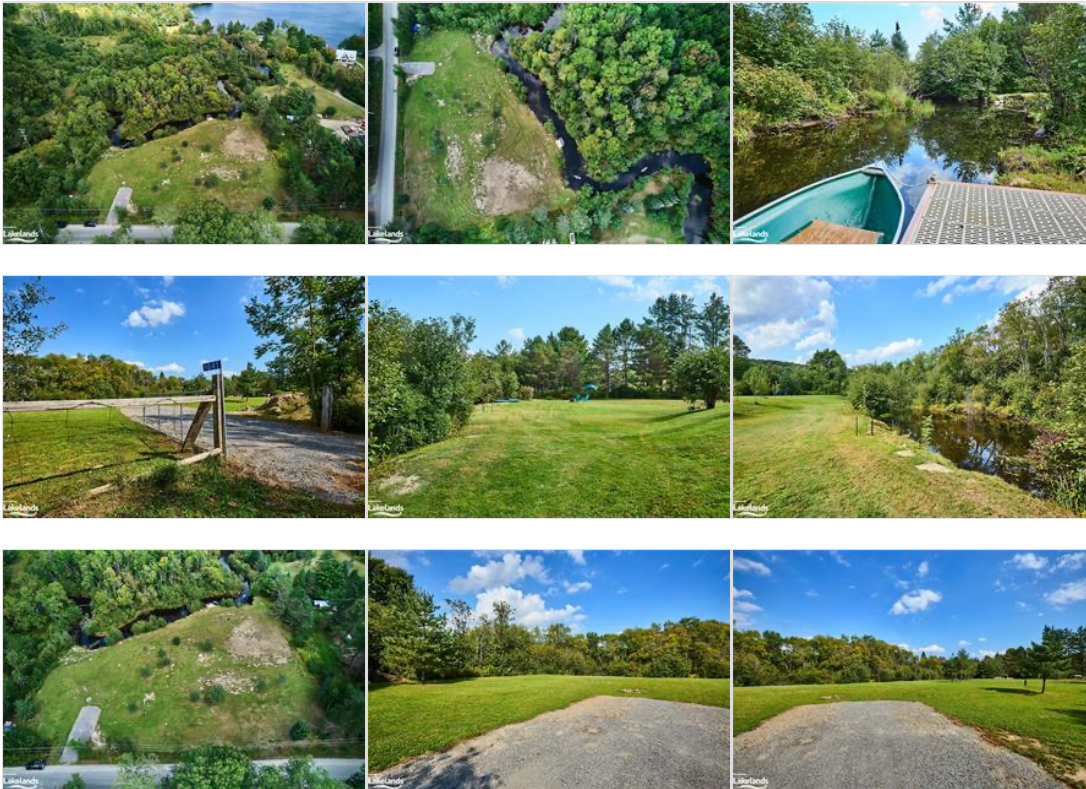
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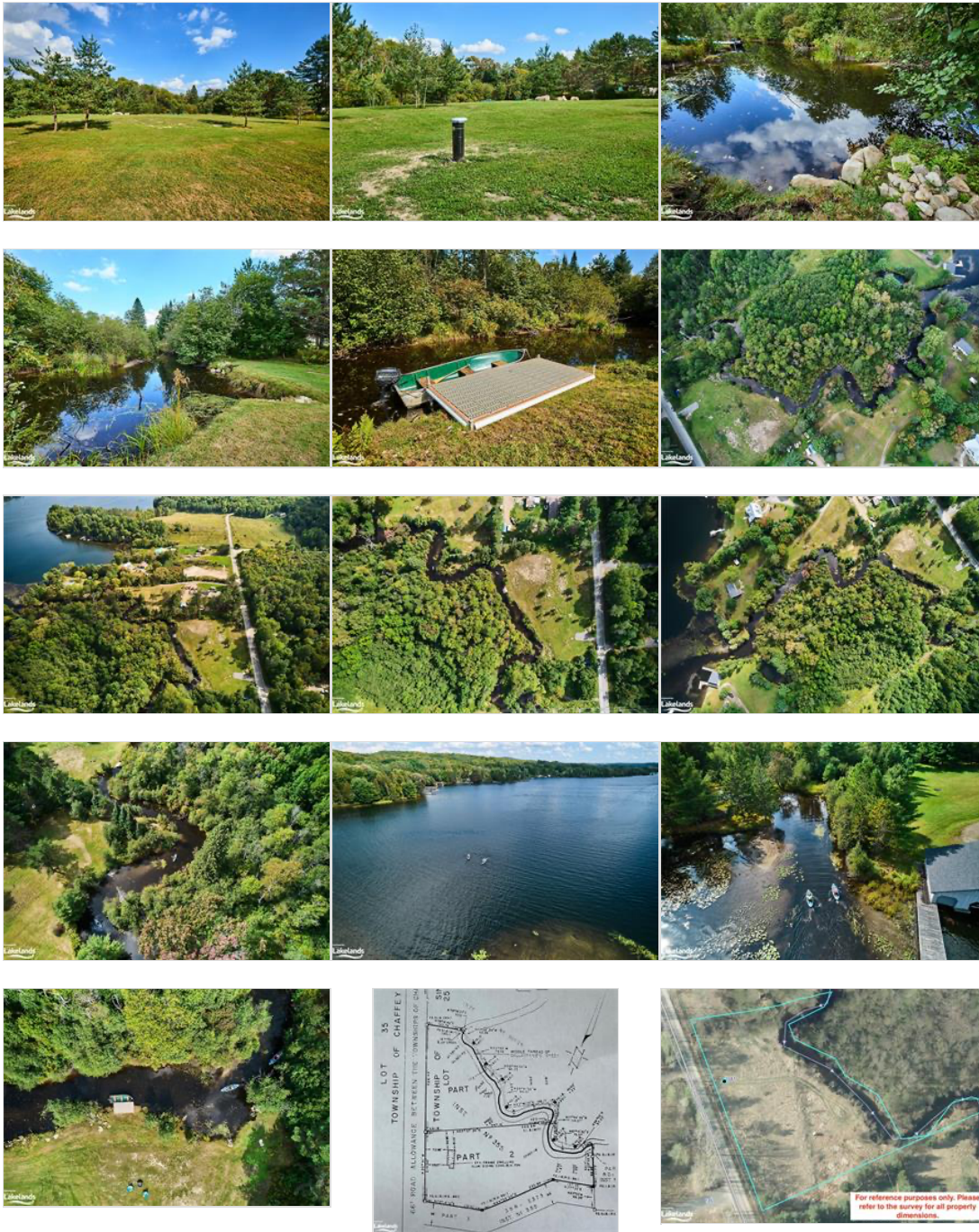
Source Board: The Lakelands Association of REALTORS®
Prepared By: Jessica Brown, Salesperson
Date Prepared: 01/16/2024

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Photos

MLS® #: 40529394





Part 1 on survey

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