

EAST WASEOSA LAKE Road, Huntsville, Ontario P1H 2J4

Listing

Member Full
Active / Land

Listing ID: **40541191**
List Price: **\$298,000.00/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: **10-24.99**
Frontage: **173.14**
Lot Dimensions: **173.14**
Lot Size Area: **19.75**
Lot Size Area Units: **Acres**
Lot Shape: **Irregular**

ARN/PIN: 0 / 0
Legal: PART LOT 17 CONCESSION 10 CHAFFEY PARTS 4-6, 35R21481, Town of Huntsville, District of Muskoka

Remarks/Directions

Public: **Gorgeous acreage parcel offered within minutes to downtown Huntsville in a sought after area of beautiful homes. Beautiful rare 19 acres within close proximity to all amenities on a year round road with hydro at the lot line. A driveway is started leading into the well treed property of rolling hills and towering maples where nature abounds and privacy is assured. Generous sized land offerings are becoming increasingly rare in this area so come take a look before it is too late.**

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

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

Exterior

Property Access: **Municipal Road**
Area Influences: **Highway Access, Quiet Area, School Bus Route, Trails**
View: **Level, Wooded/Treed Easement**
Fronting: **South**
Topography:
Restrictions:


Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro, Garbage/Sanitary Collection, Recycling Pickup**
Parcels: **3**
Acres Clear: Acres Waste: Acres Workable:
Lot Front (Ft): **173.14** Lot Depth (Ft): Lot Size: **19.75 Acres**
Sewer: **None**
Water Treatment:
Location: **Rural**
Environmental Audit/Phase:




Property Information

Legal Desc: **PART LOT 17 CONCESSION 10 CHAFFEY PARTS 4-6, 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: **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: **\$298,000.00**
 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**

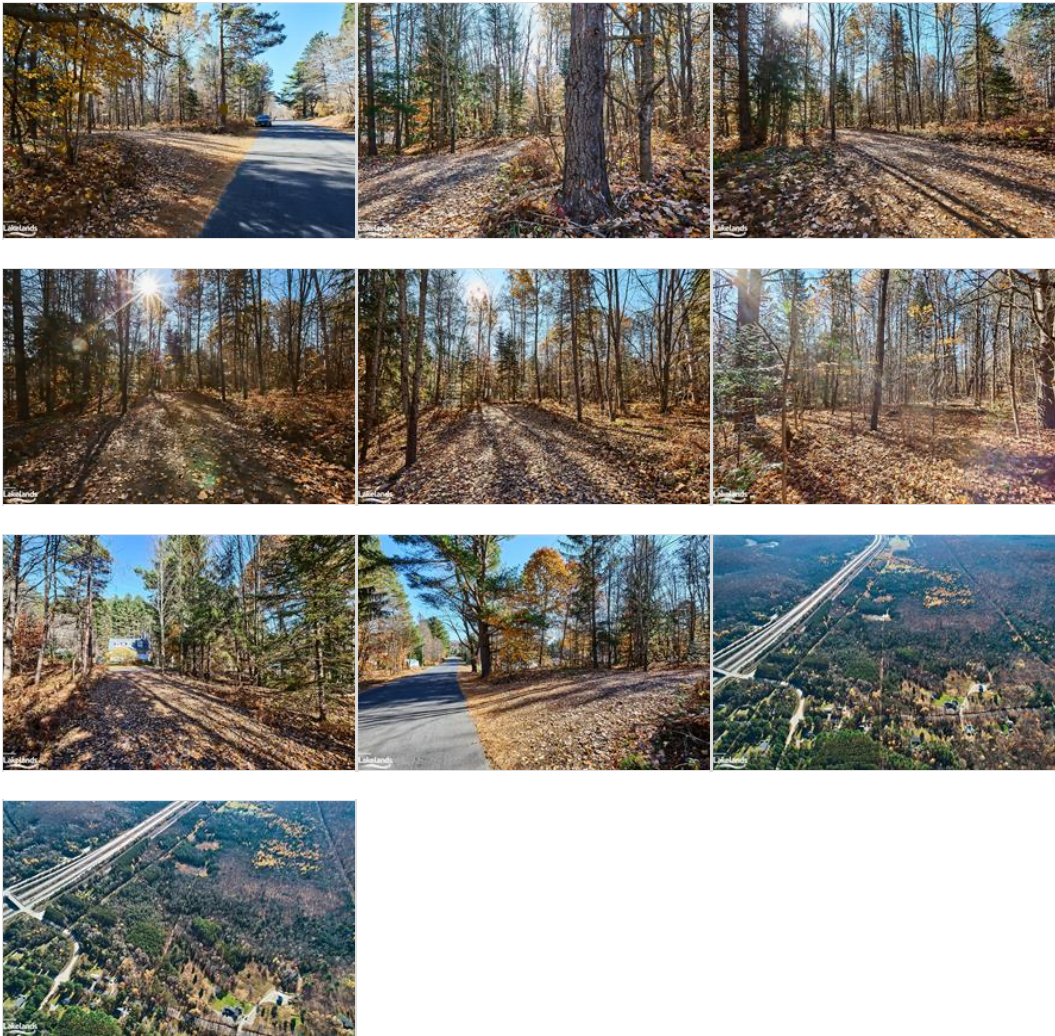
Confidential for REALTORS® Only

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

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Photos

Listing ID: 40541191



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