

# 812 SAND HILL Road, South River, Ontario P0A 1X0

Listing

Member Full  
**Active / Land**

**Listing ID: 40554123**  
List Price: **\$160,000.00/For Sale**  
New Listing



## Parry Sound/Joly/Joly Residential/

Water Body: **South River**  
Type of Water: **River**

Tax Amt/Yr: **\$0/2024**  
Zoning: **RU**

Devel Chrg Pd:  
Official Plan:  
Site Plan Apprv:

Trans Type: **Sale**  
Common Interest: **Freehold/None**  
Acres Range: **2-4.99**  
Frontage: **241.99**  
Lot Dimensions: **241.99**  
Lot Size Area: **4.16**  
Lot Size Area Units: **Acres**  
Lot Shape: **Rectangular**

**ARN/PIN:** 495100000159522 / 520660495  
**Legal:** PART LOT 5, CONCESSION 14 JOLY, PART 3 PLAN 42R21903 TOGETHER WITH AN EASEMENT OVER PARTS 4 & 5 PLAN 42R16177 AS IN LT274346 DISTRICT OF PARRY SOUND

### Remarks/Directions

**Public:** Beautiful 4.16 acre parcel located in quaint Joly Township which is quickly becoming a desired area for recreation and quiet living and a gateway into Algonquin Park. Located on a municipally maintained road with hydro at the property line, all the pieces are in place for a future build. An incredible bonus to this property is that it includes a deeded right-of-way to an adjacent waterfront parcel you can access the South River. Hst applicable and in addition to the sale price. A newly constructed driveway brings you that much closer to building your dream home. Vendor financing is available, ask for more information.

**REALTOR®:** This property includes a legal right-of-way to access over PIN: 520660020 to the South River. Full ROW wording to follow

Directions to Property: **Highway 124 to Peacock Road to Sand Hill Road to SOP**

### Waterfront

Waterfront Type: **Indirect Waterfront**  
Waterfront Features: **Water Access Deeded**  
Shore Rd Allow: **None**

Water View: **No Water View**  
Exposure:

### Exterior

Property Access: **Municipal Road**  
Area Influences: **Beach**  
View:  
Topography: **Wooded/Treed**

Fronting: **South**

### Land Information

Utilities:  
Water Source: **None**  
Well Testing:  
Services: **At Lot Line-Hydro**  
Acres Clear:           Acres Waste:  
Lot Front (Ft): **241.99**   Lot Depth (Ft):

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

Acres Workable:  
Lot Size: **4.16 Acres**


### Property Information

**Legal Desc:** PART LOT 5, CONCESSION 14 JOLY, PART 3 PLAN 42R21903 TOGETHER WITH AN EASEMENT OVER PARTS 4 & 5 PLAN 42R16177 AS IN LT274346 DISTRICT OF PARRY SOUND

Zoning: **RU**  
Assess Val/Year: **\$22,500/2023**  
PIN: **520660495**  
ROLL: **495100000159522**  
Possession/Date: **30 - 59 Days/**

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

Marketing

Showing Requirements: **Showing System, Go Direct**  
Showings:   
Showing Remarks: **Please book via BrokerBay.**  
Sign on Prop: **Yes**  
Possession: **30 - 59 Days**

Brokerage Information

List Date: **03/19/2024** Expiration Date: **06/21/2024** 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. All offers must be conditional upon seller severance completion.**  
Original List Price: **\$160,000.00**  
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](mailto: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](mailto:vdarling@vianet.ca) L/SP2 Cell: **705-571-2852**

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**Confidential for REALTORS® Only**  
Source Board: The Lakelands Association of REALTORS®

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Photos

Listing ID: 40554123





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