Matrix 2023-05-25, 10:30 AM

## **Property Member Full**

## BRENNANS Road, South River, Ontario P0A 1X0

Listina

Member Full **Active / Land**  Confidential for REALTORS® Only

List Price: \$495,000.00/For Sale

MLS®#: 40387493



## Parry Sound/Joly/Joly Residential/

Water Body: South River Type of Water: River

Tax Amt/Yr: \$0/2022 Zonina: Devel Chrg Pd:

Official Plan: Site Plan Apprv: Trans Type: Sale DOM/CDOM 73/73

Common Interest: Freehold/None

Acres Range: 5-9.99 188.75 Frontage: Lot Dimensions: 188.75 Lot Size Area: 9.48 Lot Size Area Units: Acres Lot Shape: Rectangular

ARN/PIN: 0 / 520660484

PART LOT 7 CONCESSION 14 JOLY PARTS 4, 5 & 6 42R21814 TOGETHER Legal:

WITH AN EASEMENT OVER PARTS 7 & 9 42R21687 AS IN GB146747 TOGETHER WITH AN EASEMENT OVER PART 3 42R21687 AS IN GB146746 SUBJECT TO AN EASEMENT OVER PART 5 42R21814 IN FAVOUR OF PARTS 1, 2 & 3 42R21814 AS IN GB155176 TOGETHER WITH

AN EASEMENT OVER PARTS 8 & 11 42R21814 AS IN GB155177

TOWNSHIP OF JOLY

Remarks/Directions -

Public:

Introducing a stunning newly developed riverfront community, located in the heart of Almaguin Highlands. The area provides a natural habitat for a variety of wildlife and a peaceful environment for outdoor activities, all readily accessible and near to amenities. Whether you are looking to build your dream home or cottage retreat, this 9.4 acre parcel of land has the potential to accommodate your vision. The natural landscape boasts an already cleared waterside entry along the shores of the South River. The South River is a place of quiet enjoyment that provides miles of paddling, kayaking, fishing, swimming or observing nature. Whether you are looking for a place to start fresh or seeking a new adventure, do not miss out seeing this property. Vendor financing is available, ask the listing agent for more information.

REALTOR®: Newly created parcel therefore no tax assessment at this time. A new ROLL number to be issued. HST in addition to the sale price.

Directions to Property: Sand Hill Road to Brennans Road to SOP

Waterfront

Features: Riverfront Dock Type: None

Shoreline: Natural Frontage: **214.73** 

Shore Rd Allow: None Exposure:

Island Y/N:

Exterior

Property Access:

Area Influences: Cul de Sac/Dead End, Quiet Area, River/Stream, School Bus Route, Trails View:

River, Trees/Woods, Water Frontina:

Level, Topography:

Wooded/Treed Restrictions: **Easement** 

Land Information

Utilities:

Water Source: None

Well Testina:

Acres Clear: Acres Waste: Acres Workable: Sewer: None Water Treatment:

Location: Rural Matrix 2023-05-25, 10:30 AM

Lot Front (Ft): 188.75 Lot Depth (Ft): Lot Size: 9.48 Acres

Property Information

PART LOT 7 CONCESSION 14 JOLY PARTS 4, 5 & 6 42R21814 TOGETHER WITH AN EASEMENT OVER PARTS Legal Desc:

7 & 9 42R21687 AS IN GB146747 TOGETHER WITH AN EASEMENT OVER PART 3 42R21687 AS IN GB146746 SUBJECT TO AN EASEMENT OVER PART 5 42R21814 IN FAVOUR OF PARTS 1, 2 & 3 42R21814 AS IN GB155176 TOGETHER WITH AN EASEMENT OVER PARTS 8 & 11 42R21814 AS IN GB155177

**TOWNSHIP OF JOLY** 

Available/ 2021 Zoning: RU Survey:

Assess Val/Year: \$0/2022 Hold Over Days: PIN: 520660484 Occupant Type:

ROLL:

Possession/Date: 30 - 59 Days/ Deposit: 5%

Marketing

Showing Requirements: Go Direct

Showings: Ζ

Go Direct. Book though ShowingTime is you wish to be notified of offers. Showing Remarks:

Sign on Prop:

Possession: 30 - 59 Days

Brokerage Information

Expiration Date: 11/13/2023 Int Bearing Bkg Trust Account: No List Date: 03/13/2023

Financing: SPIS: Contact After Expired: No Buyer Agency Compensation Remarks: 2.5% + HST Special Agreement: No HST Applicable to Sale:Yes

Assignment Of Listing:

Original List Price: \$495,000.00

Coldwell Banker Thompson Real Estate, Brokerage, Huntsville List Brokerage:

Jessica Brown, Salesperson List Salesperson: Direct #: jessicabrown@vianet.ca L/SP Cell: Email:

List Brokerage 2: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville

List Salesperson 2: Victoria Darling-Wadel, Salesperson Email: vdarling@vianet.ca

List Brokerage 3: Coldwell Banker Thompson Real Estate, Brokerage, Sundridge 🔀

List Salesperson 3: Neil Gutjahr, Broker

Email: neilgutjahr@unitz.ca

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705-571-2852

705-384-5437

705-492-8353

L/SP2 Cell: 705-571-2852

L/SP3 Cell: **705-492-8353** 

## **Confidential for REALTORS® Only**

Source Board: The Lakelands Association of REALTORS® Prepared By: Victoria Darling-Wadel, Salesperson

Date Prepared: 05/25/2023

**Photos** 

MLSR#: 40387493





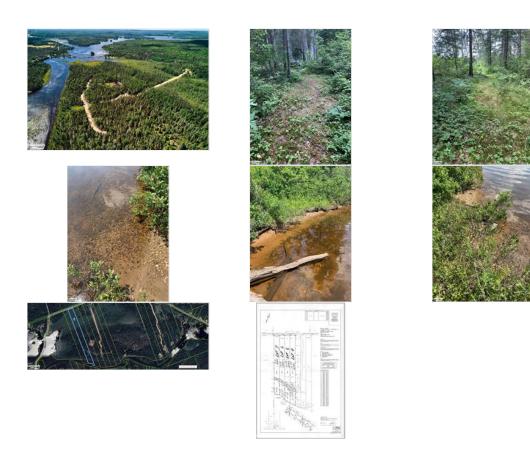








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