

Property Member Full

BRENNANS Road, South River, Ontario P0A 1X0

Listing

Member Full
Active / Land

Confidential for REALTORS® Only

MLS®#: **40387493**
List Price: **\$495,000.00/For Sale**



Parry Sound/Joly/Joly Residential/

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

Tax Amt/Yr: **\$0/2022**
Zoning: **RU**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
DOM/CDOM: **73/73**
Common Interest: **Freehold/None**
Acres Range: **5-9.99**
Frontage: **188.75**
Lot Dimensions: **188.75**
Lot Size Area: **9.48**
Lot Size Area Units: **Acres**
Lot Shape: **Rectangular**

ARN/PIN: 0 / 520660484

Legal: PART LOT 7 CONCESSION 14 JOLY PARTS 4, 5 & 6 42R21814 TOGETHER 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**
Shore Rd Allow: **None**
Island Y/N: **No**
Frontage: **214.73**
Exposure:

Exterior

Property Access: **Private Road**
Area Influences: **Cul de Sac/Dead End, Quiet Area, River/Stream, School Bus Route, Trails**
View: **River, Trees/Woods, Water**
Topography: **Level, Wooded/Treed**
Restrictions: **Easement**
Fronting:

Land Information

Utilities:
Water Source: **None**
Well Testing:
Acres Clear: **Acres Waste:** **Acres Workable:**
Sewer: **None**
Water Treatment:
Location: **Rural**

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

Property Information

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

Zoning: **RU** Survey: **Available/ 2021**

Assess Val/Year: **\$0/2022** Hold Over Days:

PIN: **520660484** Occupant Type:

ROLL: **0**

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

Marketing

Showing Requirements: **Go Direct**

Showings: 

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

Sign on Prop: **Yes**

Possession: **30 - 59 Days**

Brokerage Information

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

Financing: SPIS: Contact After Expired:**No**

Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**

Assignment Of Listing: HST Applicable to Sale:**Yes**

Original List Price: **\$495,000.00**

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**

List Brokerage 3: [Coldwell Banker Thompson Real Estate, Brokerage, Sundridge](#)  Phone: **705-384-5437**

List Salesperson 3: [Neil Gutjahr, Broker](#)  Phone: **705-492-8353**

Email: neilgutjahr@unitz.ca L/SP3 Cell: **705-492-8353**

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Source Board: The Lakelands Association of REALTORS®

Prepared By: Victoria Darling-Wadel, Salesperson

Date Prepared: 05/25/2023

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Photos

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