

SPRING LAKE Road, Dwight, Ontario P0A 1H0

Client Full
Active / Land

0 SPRING LAKE Rd Dwight

MLS® #: **40457759**
Price: **\$259,000**



Muskoka/Lake of Bays/Franklin

Residential

Tax Amt/Yr: **\$333/2023**
Zoning: **R-E191**
Devel Chrg Pd: **No**
Official Plan:
Site Plan Apprv: **Yes**

Trans Type: **Sale**
Acres Range: **2-4.99**
Frontage: **225.00**
Lot Dimensions: **225 x 434.6**
Lot Irregularities:
Lot Shape: **Rectangular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$333/2023**

Remarks/Directions

Public Rmks: **Beautiful level lot on a quiet dead end road. Cleared for building and driveway installed, nice curve to the driveway giving privacy from the road. Nice sandy soil makes excavating a dream. Great location for your new family home, close to Algonquin Park, Dwight, Dorset and Huntsville. Easy drive to the Dwight Beach on Lake of Bays. Public School, Community Centre, Library and businesses nearby. Snowmobile trails close by. Shovel ready, site plan approved, hydro approved at lot line allowing someone to build right away.**

Directions: **Highway 60 east of Dwight to Spring Lake Road to sign on property (left hand side)**

Exterior

Area Influences: **Open Spaces, Quiet Area**
View: **Trees/Woods**
Topography: **Level, Partially**
Restrictions: **Cleared**
Other

Fronting: **West**

Land Information

Utilities: **Available**
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro, Cell Service, High Speed Internet Avail**
Soil Test/Date:
Acres Clear: **1.00** Acres Waste:
Lot Front (Ft): **225.00** Lot Depth (Ft): **434.60** Acres Workable:
Lot Size: **2.24 Acres**
Sewer: **None**
Water Treatment:
Location: **Rural**
Soil Type: **Sandy**

Property Information

Legal Desc: **PART LOT 6 CONCESSION 9, FRANKLIN, PART 1 PLAN 35R26398; THE DISTRICT MUNICIPALITY OF MUSKOKA TOWNSHIP OF LAKE OF BAYS**
Zoning: **R-E191**
Assess Val/Year: **\$48,500/2023**
PIN: **480670727**
ROLL: **442701001107626**
Possession/Date: **Immediate/**
Survey: **Boundary Only/ 2021**
Hold Over Days:
Occupant Type:
Deposit: **5%**

Brokerage Information

List Date: **07/24/2023**
List Brokerage: **Royal Lepage Lakes Of Muskoka Realty, Brokerage, Huntsville -Centre Stre**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Nancy Carr, Salesperson
Date Prepared: 08/28/2023

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