

RIVERSIDE Drive, Kearney, Ontario P0A 1M0

Client Full
Active / Land

0 RIVERSIDE Dr Kearney

MLS® #: 40217928
Price: **\$449,900**



Parry Sound/Kearney/Bethune

Residential



Water Body: **Magnetawan**

Type of Water: **River**

Tax Amt/Yr: **\$0/2022**

Zoning: **RWF**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Lot Size Acres: **2.50**

Acres Range: **2-4.99**

Frontage: **215.00**

Lot Dimensions: **215 x 384**

Lot Irregularities:

Lot Shape: **Irregular**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$0/2022**

Remarks/Directions

Public Rmks: **Beautiful private 2.5 acre waterfront lot in Kearney 'Ontario's Biggest Little Town' with 215 feet of frontage on the Magnetawan River which gives boating access to Beaver, Hassard and Perry Lakes, providing over 8 kms of inboard/outboard boating. You can canoe all the way into Algonquin Park. Kearney allows for ATV and snowmobiles in town; you can snowmobile right from the property to the OFC trails. Kearney is the best for ATV and Snowmobile enthusiasts. Super close to the RAP (Round Algonquin Park) Snowmobile Trail. The Sellers also own an adjacent property and will be building a year round home for themselves as well as construct the private year round road this coming year. Underground lines to a hydro transformer will be at the east edge of the property in April/May. No driveway entrance permit needed as it is off a private road. No development fees - just a building permit needed. Lot is sandy which is excellent for excavating. There is a registered road agreement. The private road is a deeded right of way owned by one of the neighbor's who own all the property on the other side of the road and beyond. The buyers would need to sign a road maintenance agreement with the sellers stating that they will cover 1/3 of the costs of road maintenance and will repair the Road if they damage it. It is the sellers responsibility to build the road to municipal standards (at the seller's sole cost).**

Directions: **HWY 518 EAST TO MAIN STREET TO LAKEVIEW AVENUE TO RIVERSIDE DRIVE. AT THE END OF THE ROAD, FOLLOW THE SIGNS AND ARROWS TO THE PROPERTY. YOU WILL NEED TO WALK IN - SNOWSHOES MAY BE WARRANTED.**

Cross St: **Lakeview Avenue**

Waterfront

Features: **Riverfront**

Dock Type: **None**

Shoreline: **Natural**

Shore Rd Allow: **None**

Island Y/N: **No**

Frontage: **215.00**

Exposure: **North, West**

Exterior

Property Access: **Private Road, Year Round Road**

Area Influences: **Lake Access**

View: **Trees/Woods, Water**

Fronting: **West**

Topography: **Sloping,**

Wooded/Treed

Restrictions: **Easement, Right-of-Way**

Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **None**

Soil Test/Date:

Acres Clear: **215.00**

Lot Front (Ft): **215.00**

Acres Waste:

Lot Depth (Ft): **384.00**

Acres Workable:

Sewer: **None**

Water Treatment:

Location: **Rural**

Soil Type: **Sandy**

Lot Size: **2.500 Acres**

Property Information

Legal Desc: **PART LOT 3 CONCESSION 12 BETHUNE DESIGNATED AS PART 1, PLAN 42R21631; T/W AN EASEMENT OVER PART LOTS 3 & 4 CONCESSION 12, BETHUNE, DESIGNATED AS PART 3, PLAN 42R21631; DISTRICT OF PARRY SOUND**

Zoning: **RWF**

Assess Val/Year: **\$0/2022**

PIN: **521580100**

ROLL: **0**

Possession/Date: **Immediate/**

Survey: **Boundary Only/ 2021**

Hold Over Days:

Occupant Type:

Deposit: **10000**

Brokerage Information

List Date: **03/04/2022**

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -C](#)



Source Board: **The Lakelands**

Prepared By: NANCY CARR, Salesperson

Date Prepared: 03/07/2022

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