

802 SO HO MISH Road, Emsdale, Ontario P0A 1J0

Client Full
Active / Residential

802 SO HO MISH Rd Emsdale

MLS®#: 40261869
Price: **\$399,900**



Parry Sound/Perry/Perry

1.5 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	1		

Beds: **2 (2 + 0)**
 Baths: **1 (1 + 0)**
 SF Fin Total: **1,453/LBO provided**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,453.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,207/2021**

Remarks/Directions

Public Rmks: **Solid two bedroom home with vaulted wood ceilings on 22 acres. Full unfinished basement with outside entrance, not suitable for additional living space. Forced air propane furnace, metal roof, carpet free and open concept living space. Home is solid but needs TLC. Previous owner added the back porch and garage - both need to be removed. Sellers are smokers and have smoked in the home. Nice 22 acre parcel with wetlands at the back of the property. Easy access to Doe Lake.**

Directions: **Highway 11 to Highway 518 West to So Ho Mish Road to #802**
 Cross St: **Highway 518W**

Common Elements

Exterior

Exterior Feat:	Year Round Living				
Construct. Material:	Wood	Foundation:	Concrete Block	Roof:	Metal
Shingles Replaced:				Prop Attached:	Detached
Year/Desc/Source:	/Completed / New/			Apx Age:	31-50 Years
Property Access:	Municipal Road, Year Round Road			Rd Acc Fee:	
Other Structures:				Winterized:	Fully Winterized
Pool Features:	None				
Garage & Parking:	Private Drive Double Wide				
Parking Spaces:	4	Driveway Spaces:	4.0	Garage Spaces:	0.0
Services:	Cell Service, Electricity, Telephone				
Water Source:	Dug Well	Water Tmnt:	None	Sewer:	Septic
Lot Size Area/Units:	22.070/Acres	Acres Range:	10-24.99	Acres Rent:	
Lot Front (Ft):	341.33	Lot Depth (Ft):	2,781.07	Lot Shape:	Rectangular
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Quiet Area				
View:	Trees/Woods			Retire Com:	
Topography:	Rolling, Wetlands, Wooded/Treed			Fronting On:	South
Restrictions:	Environmentally Protected			Exposure:	North

Interior

Interior Feat:	None		
Security Feat:	None		
Basement:	Full Basement	Basement Fin:	Unfinished
Basement Feat:	Separate Entrance		
Laundry Feat:	Main Level		
Cooling:	None		
Heating:	Forced Air-Propane		
Fireplace:	2/Fireplace Insert, Wood Stove	FP Stove Op:	Yes
Under Contract:	HWT-Electric, Propane Tank	Contract Cost/Mo:	
Lease to Own:	None		
Inclusions:	Dryer, Refrigerator, Washer		
Exclusions:	Propane Stove, Upright Freezer and TV Shelf mounted on the wall		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PCL 17747 SEC SS; W 1/2 OF E 1/2 LT 5 CON 14 PERRY PT 2 & 4 42R12693; PERRY, DISTRICT OF PARRY SOUND		
Zoning:	RR & EP	Survey:	Boundary Only/ 1992
Assess Val/Year:	\$149,000/2021	Hold Over Days:	
PIN:	521650032	Occupant Type:	Owner
ROLL:	491400000344100		
Possession/Date:	Other/2022-06-29	Deposit:	5000

Brokerage Information

List Date: **05/19/2022**
 List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -C**

Source Board:



The Lakelands

Prepared By: NANCY CARR, Salesperson

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Date Prepared: 05/19/2022

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen/Dining Room	Main	22' 2" X 17' 3"	6.76 X 5.26	
Living Room	Main	22' 2" X 15' 9"	6.76 X 4.80	
Bedroom	Main	11' 10" X 11' 0"	3.61 X 3.35	
Other	Main	12' 4" X 11' 0"	3.76 X 3.35	
Bathroom	Main	11' 0" X 8' 7"	3.35 X 2.62	4-Piece
Bedroom	Second	20' 11" X 10' 11"	6.38 X 3.33	

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