

TAIT'S ISLAND Road, McKellar, Ontario P0G 1C0

Client Full
Active / Land

0 TAIT'S ISLAND Rd McKellar

MLS® #: **40267751**
Price: **\$159,000**



Parry Sound/McKellar/McKellar

Residential

Tax Amt/Yr: **\$170/2022**
Zoning: **RU**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Lot Size Acres: **1.53**
Acres Range: **0.50-1.99**
Frontage: **409.00**
Lot Dimensions: **409 x 271**
Lot Irregularities:
Lot Shape: **Pie**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$170/2022**

Remarks/Directions

Public Rmks: **This lot is nice and level and the driveway is started. View of lake from the property and canoe or kayak access to Lake Manitouwabing across the road. Building site cleared. Onsite drainage and driveway (installation of soil stabilizer) installed. THIS IS NOT A WATERFRONT LOT - the lake is across the road and access to the water is from the road allowance.**

Directions: **Hwy 124 to Tait's Island rd. The entrance to the property is across from Moffat rd.**
Cross St: **Hwy 124**

Exterior

Property Access: **Municipal Road, Year Round Road, Other**
Area Influences: **Corner Site, Lake Access**
View:
Restrictions: **Easement** Fronting: **West**

Land Information

Utilities:
Well Testing:
Services: **At Lot Line-Hydro, Cell Service**
Acres Clear: Acres Waste: Acres Workable: Lot Size: **1.530 Acres**
Lot Front (Ft): **409.00** Lot Depth (Ft): **271.00**
Sewer: **None**
Location: **Rural**

Property Information

Legal Desc: **PT LT 16 CON B MCKELLAR PT 1 & 2 42R18082; S/T RO211775; MCKELLAR, DISTRICT OF PARRY SOUND**
Zoning: **RU**
Assess Val/Year: **\$25,500/2022**
PIN: **521280568**
ROLL: **492800000314801**
Possession/Date: **Immediate/**
Survey: **Boundary Only/ 2007**
Hold Over Days:
Occupant Type:
Deposit: **10,000**

Brokerage Information

List Date: **05/27/2022**
List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -C**
Source Board: **The Lakelands**

Prepared By: Nancy Carr, Salesperson

Date Prepared: 07/22/2022

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