

2094 592 Highway, Emsdale, Ontario P0A 1J0

Client Full
Active / Residential

2094 592 Hw Emsdale

Listing ID: **40548546**

Price: **\$299,900**



Parry Sound/Perry/Perry

1 Storey/Apt/House

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **650**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **650/LBO provided**
 DOM: **7**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$848.48/2023**

Remarks/Directions

Public Rmks: **Cozy year round home that could use some TLC. The property also has an insulated and wired bunkie which would make a great guest suite or artist studio. Maintenance free exterior with vinyl siding and metal roof. Handy circular driveway - no car shuffling required. Easy highway access and located between Huntsville and Burk's Falls.**

Directions: **HWY 592 SOUTH OF EMSDALE TO #2094**

Exterior

Construct. Material:	Vinyl Siding	Foundation:	Piers	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:	Shed			Winterized:	
Garage & Parking:	Private Drive Double Wide//Circular Driveway, Gravel Driveway			Garage Spaces:	
Parking Spaces:	6	Driveway Spaces:	6.0		
Services:	Cell Service, Electricity				
Water Source:	Drilled Well	Water Tmnt:	None	Sewer:	Septic
Lot Size Area/Units:	0.891/Acres	Acres Range:	0.50-1.99	Acres Rent:	
Lot Front (Ft):	199.80	Lot Depth (Ft):	196.98	Lot Shape:	Rectangular
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Highway Access			Fronting On:	South
Topography:	Hilly			Exposure:	North
Restrictions:					

Interior

Interior Feat:	Ceiling Fans				
Security Feat:	None				
Basement:	Crawl Space	Basement Fin:	Unfinished		
Laundry Feat:	Main Level				
Cooling:	None				
Heating:	Propane, Wall Furnace				
Under Contract:	Propane Tank			Contract Cost/Mo:	
Inclusions:	Refrigerator, Stove				
Add Inclusions:	Washer/Dryer In One				

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 16 CON 10 PERRY AS IN RO 192653; PERRY, DISTRICT OF PARRY SOUND	Survey:	None/
Zoning:	Hamlet	Hold Over Days:	
Assess Val/Year:	\$99,000/2023	Occupant Type:	Owner
PIN:	521630336	Deposit:	5000
ROLL:	491400000307600		
Possession/Date:	Flexible/		

Brokerage Information

List Date: **03/04/2024**
 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: 03/11/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Eat-in Kitchen	Main	17' 1" X 11' 9"	5.21 X 3.58	Balcony/Deck, Laminate

Living Room	Main	15' 1" X 12' 11"	4.60 X 3.94	Balcony/Deck, Laminate
Bedroom Primary	Main	9' 11" X 9' 7"	3.02 X 2.92	Laminate
Bedroom	Main	9' 6" X 7' 10"	2.90 X 2.39	Laminate
Laundry	Main	6' 7" X 6' 5"	2.01 X 1.96	
Bathroom	Main	7' 10" X 5' 4"	2.39 X 1.63	3-Piece

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