

OLD MUSKOKA Road Unit #Lot 2, Emsdale, Ontario P0A 1J0

Client Full
Active / Land

0 OLD MUSKOKA Rd #Lot 2 Emsdale

Listing ID: 40568412
Price: **\$129,900**



Parry Sound/Perry/Emsdale

Residential

Tax Amt/Yr:	\$201/2023	Trans Type:	Sale
Zoning:	Hamlet	Acres Range:	0.50-1.99
Devel Chrg Pd:		Frontage:	200.57
Official Plan:		Lot Dimensions:	200.57 x 260.92
Site Plan Apprv:		Lot Irregularities:	
		Lot Shape:	
		Common Interest:	Freehold/None
		Tax Amt/Yr:	\$201/2023

Remarks/Directions

Public Rmks: **Opportunity awaits in Emsdale! This 1.19 acre building lot already has a driveway and drilled well, with a site cleared for your future home or cottage. Beautifully treed and serene - this location is perfect for those who want the privacy of country living and the convenience of being close to town. Just a 20 minute drive to Huntsville, the village of Emsdale is an up and coming community that hosts a variety of amenities, including a beautiful community centre, public library, park and playground.**

Directions: **Emsdale Road to Old Muskoka Road to Sign on Property on right - across the road from the cemetery**

Exterior

Area Influences:	None	Fronting:	East
View:			
Topography:	Rolling		

Land Information

Utilities:		Sewer:	None
Water Source:	Well	Water Treatment:	
Well Testing:		Location:	Rural
Services:	At Lot Line-Hydro		
Acres Clear:		Acres Waste:	
Lot Front (Ft):	200.57	Acres Workable:	
Lot Depth (Ft):	260.92	Lot Size:	1.19 Acres

Property Information

Legal Desc:	PT LT 8, RCP 314 PT 1 42R12910; PERRY TOWNSHIP, DISTRICT OF PARRY SOUND		
Zoning:	Hamlet	Survey:	Yes/ 1992
Assess Val/Year:	\$23,500/2024	Hold Over Days:	
PIN:	521660542	Occupant Type:	
ROLL:	491400000307805		
Possession/Date:	Immediate/	Deposit:	5000

Brokerage Information

List Date: **04/10/2024**
List Brokerage: **[Royal LePage Lakes Of Muskoka Realty, Brokerage, Burks Falls](#)**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Nancy Carr, Salesperson
Date Prepared: 04/10/2024

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