

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

Client Full  
**Active / Land**

**0 OLD MUSKOKA Rd #Lot 1 Emsdale**

Listing ID: 40568434  
Price: **\$79,900**



## Parry Sound/Perry/Emsdale

### Residential

Tax Amt/Yr:	<b>\$167/2024</b>	Trans Type:	<b>Sale</b>
Zoning:	<b>Hamlet</b>	Acres Range:	<b>0.50-1.99</b>
Devel Chrg Pd:		Frontage:	<b>211.68</b>
Official Plan:		Lot Dimensions:	<b>211.68 x 117.89</b>
Site Plan Apprv:		Lot Irregularities:	
		Lot Shape:	<b>Irregular</b>
		Common Interest:	<b>Freehold/None</b>
		Tax Amt/Yr:	<b>\$167/2024</b>

### Remarks/Directions

Public Rmks: **Excellent opportunity to own just over half an acre in the village of Emsdale. This property is 0.52 acres with hydro available at the road. A buildable lot within walking distance to several local amenities, including a beautiful new community centre and local library. Convenient location with easy access to Highway 11 for any commuters, and just a 20 minute drive to the town of Huntsville.**

Directions: **Emsdale Road to Old Muskoka Road to property on the left.**

### Exterior

Area Influences:	<b>None</b>	Fronting:	<b>West</b>
View:			
Topography:	<b>Level</b>		

### Land Information

Utilities:		Sewer:	<b>None</b>
Water Source:	<b>None</b>	Water Treatment:	
Well Testing:		Location:	<b>Rural</b>
Services:	<b>At Lot Line-Hydro</b>		
Acres Clear:		Acres Workable:	
Lot Front (Ft):	<b>211.68</b>	Lot Depth (Ft):	<b>117.89</b>
		Lot Size:	<b>0.52 Acres</b>

### Property Information

Legal Desc:	<b>PCL 20219 SEC SS; LT 8 PL M420; S/T PE 2371; PERRY TOWNSHIP, DISTRICT OF PARRY SOUND</b>		
Zoning:	<b>Hamlet</b>	Survey:	<b>None/</b>
Assess Val/Year:	<b>\$19,500/2024</b>	Hold Over Days:	
PIN:	<b>521660040</b>	Occupant Type:	
ROLL:	<b>491400000308414</b>		
Possession/Date:	<b>Immediate/</b>	Deposit:	<b>5000</b>

### 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

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties / representations regarding the MLS® System data.