

244A RIVERSIDE Drive, Kearney, Ontario P0A 1M0

Client Full
Incomplete / Land

[244A RIVERSIDE Dr Kearney](#)

Listing ID: 40577426
Price: **\$670,000**



Parry Sound/Kearney/Bethune Residential

Water Body:	Magnetawan	Trans Type:	Sale
Type of Water:	River	Acres Range:	2-4.99
Tax Amt/Yr:	\$931/2024	Frontage:	215.00
Zoning:	RWF	Lot Dimensions:	215 x 384
Devel Chrg Pd:		Lot Irregularities:	
Official Plan:		Lot Shape:	Irregular
Site Plan Apprv:		Common Interest:	Freehold/None
		Tax Amt/Yr:	\$931/2024

Remarks/Directions

Public Rmks: **Beautiful private 2.5 acre waterfront lot in Kearney 'Ontario's Biggest Little Town' with 215 feet of frontage on the Magnetawan River which gives boating access to Beaver, Hassard and Perry Lakes, providing over 8 kms of inboard/outboard boating. You can canoe all the way into Algonquin Park. Kearney allows for ATV and snowmobiles in town; you can snowmobile right from the property to the OFC trails. Kearney is the best for ATV and Snowmobile enthusiasts. Super close to the RAP (Round Algonquin Park) Snowmobile Trail. Underground lines to a hydro transformer are at the east edge of the property. No driveway entrance permit needed as it is off a private road. No development fees - just a building permit needed. Lot is sandy which is excellent for excavating. There is a registered road agreement. The private road is a deeded right of way owned by one of the neighbors. The buyers would need to sign a road maintenance agreement stating that they will cover 1/3 of the costs of road maintenance and will repair the Road if they damage it.**

Directions: **HWY 518 EAST TO MAIN STREET TO LAKEVIEW AVENUE TO RIVERSIDE DRIVE. AT THE END OF THE ROAD, FOLLOW THE SIGNS AND ARROWS TO THE PROPERTY.**

Cross St: **Lakeview Avenue**

Waterfront

Waterfront Type:	Direct Waterfront	Water View:	Direct Water View
Waterfront Features:	Riverfront		
Dock Type:	None		
Shoreline:		Frontage:	215.00
Shore Rd Allow:	None	Exposure:	North, West
Island Y/N:	No		

Exterior

Property Access:	Private Road, Year Round Road		
Area Influences:	Lake Access, Lake/Pond		
View:		Fronting:	West
Topography:	Hillside, Partially Cleared, Wooded/Treed		
Restrictions:	Easement, Right-of-Way		

Land Information

Utilities:		Sewer:	None
Water Source:	None	Water Treatment:	
Well Testing:		Location:	Rural
Services:	At Lot Line-Hydro	Soil Type:	Sandy
Soil Test/Date:			
Acres Clear:		Acres Waste:	
Lot Front (Ft):	215.00	Acres Workable:	
Lot Depth (Ft):	384.00	Lot Size:	2.50 Acres

Property Information

Legal Desc:	PART LOT 3 CONCESSION 12 BETHUNE PART 1, 42R21631; T/W AN EASEMENT OVER PART LOTS 3 & 4 CONCESSION 12, BETHUNE, PART 3, 42R21631 AS IN GB151286, TOWN OF KEARNEY, DISTRICT OF PARRY SOUND		
Zoning:	RWF	Survey:	Yes/ 2021
Assess Val/Year:	\$85,000/2024	Hold Over Days:	
PIN:	521580395	Occupant Type:	
ROLL:	491802000723604		
Possession/Date:	Immediate/	Deposit:	25000

Brokerage Information

List Date: **04/29/2024**
Close Date: **05/06/2022**
List Brokerage: [Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville - Centre Str](#)

Source Board: The Lakelands Association of REALTORS®
Prepared By: Nancy Carr, Salesperson
Date Prepared: 04/28/2024

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