

HWY 518 W, Sprucedale, Ontario P0A 1Y0

Client Full
Incomplete / Land

[0 HWY 518 W Sprucedale](#)

Listing ID: 40578951

Price: **\$179,900**



Parry Sound/McMurrich/Monteith/Sprucedale

Residential

Tax Amt/Yr: **\$273/2024**
Zoning: **RS**
Devel Chrg Pd: **No**
Official Plan:
Site Plan Apprv: **No**

Trans Type: **Sale**
Acres Range: **5-9.99**
Frontage: **1,502.00**
Lot Dimensions: **1,502 x 226**
Lot Irregularities:
Lot Shape: **Rectangular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$273/2024**

Remarks/Directions

Public Rmks: **Located in the picturesque village of Bear Lake, just opposite the quaint St. Olaf Church. This 6 acre parcel fronts along Highway 518W and has a road frontage of 1500+ feet. The building lot is mostly tree covered and immediately behind this parcel is an unopened road allowance for added privacy. Close to the Seguin Trail and the public access to Bear Lake for all your recreation needs. Still time to plan your escape to Bear Lake for the summer.**

Directions: **Highway 11 N to exit 248, then left to Hwy 518 W to just past east Bear Lake Road on left. S.O.P.**
Cross St: **Sanborn Drive**

Exterior

Property Access: **Municipal Road, Year Round Road**
Area Influences: **Beach, Highway Access**
View: Fronting: **East**
Topography: **Flat, Wooded/Treed**
Restrictions: **Unknown**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro, Cell Service, Telephone Available**
Soil Test/Date: **No**
Parcels: **1**
Acres Clear: Acres Waste: Acres Workable:
Lot Front (Ft): **1,502.00** Lot Depth (Ft): **226.00** Lot Size: **5.94 Acres**
Sewer: **None**
Water Treatment:
Location: **Rural**
Soil Type: **Mixed**
Environmental Audit/Phase:

Property Information

Legal Desc: **PT LT 7-8 CON 11 MONTEITH AS IN R045200; MCMURRICH/MONTEITH, DISTRICT OF PARRY SOUND**
Zoning: **RS**
Assess Val/Year: **\$28,500/2023**
PIN: **521710372**
ROLL: **491202001000800**
Possession/Date: **Immediate/**
Survey: **None/**
Hold Over Days:
Occupant Type:
Deposit: **10000**

Brokerage Information

List Date: **04/29/2024**
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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