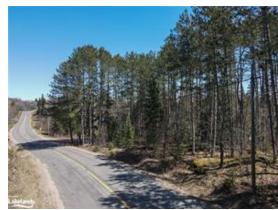
## HWY 518 W, Sprucedale, Ontario P0A 1Y0

Client Full <u>0 HWY 518 W Sprucedale</u> Listing ID: 40578951

Incomplete / Land Price: \$179,900



## Parry Sound/McMurrich/Monteith/Sprucedale

## Residential

 Tax Amt/Yr:
 \$273/2024
 Trans Type:
 Sale

 Zoning:
 RS
 Acres Range:
 5-9.99

 Devel Chrg Pd:
 No
 Frontage:
 1,502.00

 Official Plan:
 Lot Dimensions:
 1,502 x 226

Site Plan Apprv: No

Lot Irregularities:
Lot Shape: Rectangular
Common Interest: Freehold/None

Tax Amt/Yr:

Fronting:

\$273/2024

East

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

**Land Information** 

Property Access: Municipal Road, Year Round Road

Area Influences: **Beach, Highway Access** 

View:

Topography: Flat, Wooded/Treed Restrictions: Unknown

Utilities: Sewer: None Water Source: None Water Treatment:

Well Testing: Location: Rural Services: At Lot Line-Hydro, Cell Service, Telephone Available

Soil Test/Date: No Soil Type: Mixed Environmental Audit/Phase:

Acres Clear: Acres Waste: Acres Workable:

Lot Front (Ft): 1,502.00 Lot Depth (Ft): 226.00 Lot Size: 5.94 Acres

Property Information

Legal Desc: PT LT 7-8 CON 11 MONTEITH AS IN RO45200; MCMURRICH/MONTEITH, DISTRICT OF PARRY SOUND

Zoning: RS Survey: None/ Assess Val/Year: \$28,500/2023 Survey: Hold Over Days:

PIN: **521710372** Occupant Type: **491202001000800** 

Possession/Date: Immediate/ Deposit: 10000

Brokerage Information

List Date: 04/29/2024

Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville - Centre Stre

List Brokerage:

Source Board: The Lakelands Association of REALTORS®

Prepared By: Nancy Carr, Salesperson \*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

Date Prepared: 04/28/2024 POWERED by itsorealestate.ca. All rights reserved.

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