

# 1378 NORTH MARY LAKE Road, Huntsville, Ontario P1H 2J3

Client Full  
**Active / Land**

**1378 NORTH MARY LAKE Rd Huntsville**

Listing ID: 40573797  
Price: **\$345,000**



## Muskoka/Huntsville/Brunel

### Residential

Tax Amt/Yr: **\$457/2024**  
Zoning: **RU1, RU2, NR**  
Devel Chrg Pd:  
Official Plan:  
Site Plan Apprv:

Trans Type: **Sale**  
Acres Range: **2-4.99**  
Frontage: **488.85**  
Lot Dimensions: **488.85**  
Lot Irregularities:  
Lot Shape:  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$457/2024**

### Remarks/Directions

Public Rmks: **Lovely building lot in a great area. Close to Mary Lake access. Driveway is in and lot is partially cleared. Private lot in an area of beautiful homes and farms.**

Directions: **BRUNEL ROAD TO NORTH MARY LAKE ROAD TO SIGN ON PROPERTY (ON THE LEFT PAST PECA FAMILY FARM)**

### Exterior

Property Access: **Municipal Road, Year Round Road**  
Area Influences: **None**  
View:

Fronting: **East**

### Land Information

Utilities:  
Water Source: **None**  
Well Testing:  
Services: **At Lot Line-Hydro**  
Acres Clear:  
Lot Front (Ft): **488.85**

Sewer: **None**  
Water Treatment:  
Location: **Rural**

Acres Waste:  
Acres Workable:  
Lot Depth (Ft):  
Lot Size: **5.00 Acres**

### Property Information

Legal Desc: **PART LOT 8 CONCESSION 11 BRUNEL, PART 1, 35R27089; HUNTSVILLE; DISTRICT OF MUSKOKA**  
Zoning: **RU1, RU2, NR**  
Assess Val/Year: **\$47,500/2024**  
PIN: **480980859**  
ROLL: **444206001008309**  
Possession/Date: **Flexible/**

Survey: **Yes/ 2023**  
Hold Over Days:  
Occupant Type:  
Deposit: **10000**

### Brokerage Information

List Date: **04/19/2024**  
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: 04/21/2024

\*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 or representations regarding the MLS® System data.