Cross Property Client Full

LOT 22 FAIRVIEW LANE

Emsdale, ON P0A 1J0
District of Parry Sound/ Almaguin Highlands/ Perry

Land/ Residential Building Lot/ For Sale   **Price: $42,900.00**

Active

MLS®#:	**201005**	Bedrooms (AG/BG):	(/)
List Date:	**07-Jun-2019**	Bathrooms (F/H):	**0** (/
Sq Ft Finished		Sq Ft. Unfinished	
Title/Ownership:	**Freehold**	Recreational:	**No**
Fronting On:	**East**	Year Built/Desc:	/
Lot Front:	**108.74**	Lot Depth:	**230.80**
Road Access Fee:		Lot Size/Acres:	**Under .5 Acre/ 0.49**
Access:	**Municipal road, Year Round**		
Waterfront:	**No**	WF Exposure:	
Leased Land Fee:			

Public Remarks: **Lovely corner building lot. Level treed 1/2 acre property located within walking distance to the Clear Lake boat launch. Area of newer homes, loads of potential here!**

Directions: **HIGHWAY 592 TO FAIRVIEW LANE**

Interior Features		
Exterior Features		

Add'l Monthly Fees:		Exposure:	**West**	Pool:	
Lot Shape:	**Rectangular**	Lot Irregularities:			FH Common Fee:
Restrictions:	**None**				
Services:	**At Lot Line-Hydro, Cell Service**				
Topography:	**Rolling**			Alternative Power:	
Water/Supply Type:	**None**/			Sewage: **None**	
Site Influences	**None**				

Inclusions/Exclusions

Exclusions: **Garden Shed**

Land

	ACREAGE				
Total:	**0.49**	Rented:		Soil Test/Date:	/
Clear:		Tiled-System:		Development Charges:	**No**

Tax Information

Roll#:	**491400000230400**	Local Improve Fee/Comments /	
Pin#:	**521630499**	Zoning: **SR**	Taxes/Year: **$167**/ 2019
Assessment $/Year:	**$19,875/2019**	Survey/Year: **No**	Survey Type:
Legal Description:	**PT LT 22 CON 7 PERRY AS IN RO191284; PERRY, DISTRICT OF PARRY SOUND**		

ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63

Client Full Report   Date Printed: 06/17/2019

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