

- SAM ENGLISH Road, Huntsville, Ontario P1H 2J3

Client Full
Active / Land

- SAM ENGLISH Rd Huntsville
Pending Board Approval

MLS®#: 40279379
Price: **\$149,900**



Muskoka/Huntsville/Brunel

Residential

Tax Amt/Yr: **\$0/2022**
Zoning: **RU1**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Lot Size Acres: **0.74**
Acres Range: **0.50-1.99**
Frontage: **458.26**
Lot Dimensions: **458.26 x 156.62**
Lot Irregularities:
Lot Shape: **Pie**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$0/2022**

Remarks/Directions

Public Rmks: **This beautifully forested corner lot is perfectly situated close to Huntsville and all the amenities it has to offer. It is also only 1 km from water access to Mary Lake. The long narrow shape of the lot allows for lots of privacy. The township and the planner have stated that the lot is suited for a 1600 sq ft building footprint. Severance will be completed once an offer has been accepted.**

Directions: **Brunel Road to North Mary Lake Road to Sam English Road - sign on the right**
Cross St: **North Mary Lake Road**

Exterior

Property Access: **Municipal Road, Year Round Road**
View:
Restrictions: **None**
Fronting: **South**

Land Information

Utilities:
Well Testing:
Acres Clear: **458.26**
Lot Front (Ft): **458.26**
Acres Waste:
Lot Depth (Ft): **156.62**
Acres Workable:
Sewer: **None**
Location: **Rural**
Lot Size: **0.740 Acres**

Property Information

Legal Desc: **PT LT 8 CON 11 BRUNEL PT 18 35R17462; HUNTSVILLE, DISTRICT OF MUSKOKA**
Zoning: **RU1**
Assess Val/Year: **\$309,000/2022**
PIN: **480980336**
ROLL: **444206001008300**
Possession/Date: **Flexible/**
Possession Rmks: **Finalize Severance**
Survey: **Boundary Only/ 1998**
Hold Over Days:
Occupant Type:
Deposit: **5000**

Brokerage Information

List Date: **06/17/2022**
List Brokerage: **[ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -C](#)**
Source Board: **The Lakelands**

Prepared By: NANCY CARR, Salesperson
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