

9 LAKE BERNARD Drive, Sundridge, Ontario P0A 1Z0

Client Full
Active / Land

9 LAKE BERNARD Dr Sundridge

Listing ID: 40541433
Price: **\$395,000**



Parry Sound/Sundridge/Sundridge

Residential



Water Body: **Lake Bernard**

Type of Water: **Lake**

Tax Amt/Yr: **\$2,803/2023**

Zoning: **SHORELINE RESIDENTIAL**

Devel Chrg Pd: **No**

Official Plan:

Site Plan Apprv: **No**

Trans Type: **Sale**

Acres Range: **< 0.5**

Frontage: **63.89**

Lot Dimensions: **63.89 x 145**

Lot Irregularities:

Lot Shape: **Rectangular**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$2,803/2023**

Remarks/Directions

Public Rmks: **Beautiful level lot on Lake Bernard, shallow entry sandy waterfront. Walking distance to downtown Sundridge for shopping, restaurants and more. Surrounded by beautiful waterfront homes and ready for you to build your own waterfront oasis. Listing also includes PIN 520740348.**

Directions: **Hwy 124 to Main Street in Sundridge to Lake Bernard Drive to Sign on Property**

Waterfront

Waterfront Type: **Direct Waterfront**

Waterfront Features: **Beach Front, Water Access**

Dock Type: **None**

Shoreline:

Shore Rd Allow: **Owned**

Island Y/N: **No**

Water View: **Direct Water View**

Frontage: **53.52**

Exposure: **East**

Exterior

Property Access: **Municipal Road, Year Round Road**

Area Influences: **Beach, Downtown, Highway Access, Lake Access, Lake/Pond, Schools**

View:

Fronting: **East**

Topography: **Level**

Restrictions: **Easement, Municipal**

Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **At Lot Line-Gas, At Lot Line-Hydro, Cell Service, Electricity Available, Telephone Available**

Acres Clear:

Acres Waste:

Acres Workable:

Lot Front (Ft): **63.89**

Lot Depth (Ft): **145.00**

Lot Size: **0.47 Acres**

Sewer: **Sewer (Municipal)**

Water Treatment:

Location: **Urban**

Property Information

Legal Desc: **PCL 20415 SEC SS; LT 4 PL M487; SUNDRIDGE AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 21 CONCESSION 10 STRONG PART 5 42R9256 S/T AN EASEMENT IN CROSS OVER PART 5, 42R9256 AS IN GB100899 VILLAGE OF SUNDRIDGE.**

Zoning: **SHORELINE RESIDENTIAL**

Assess Val/Year: **\$141,000/2024**

PIN: **520740005**

ROLL: **494800000104400**

Possession/Date: **Flexible/**

Survey: **None/**

Hold Over Days:

Occupant Type:

Deposit: **10%**

Brokerage Information

List Date: **02/15/2024**

List Brokerage: **[Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville -Centre Stre](#)**

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Source Board: The Lakelands Association of REALTORS®

Prepared By: Nancy Carr, Salesperson

Date Prepared: 02/18/2024

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