

Property Member Full

HIGHWAY 118, Algonquin Highlands, Ontario K0M 1J2

Listing

Member Full
Active / Land

Confidential for REALTORS® Only

MLS® #: 40151239
List Price: \$156,000/For SaleHaliburton/Algonquin Highlands/Stanhope
ResidentialTax Amt/Yr: \$162/2020
Zoning: As Per Twp
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:Alt MLS® #: 40117862
Trans Type: Sale
DOM/CDOM: 11/83
Common Interest: Freehold/None
Lot Size Acres: 5.010
Acres Range: 5-9.99
Frontage: 308.51
Lot Dimensions: 308.51
Lot Irregularities: 308.51 x 978.87 x 275.63 x 923.13
Lot Shape:Seller: Jesse Kirby, Daniel Kirby & Tyson Leblanc
Recent: 08/16/2021 : Price Decrease : \$170,000->\$156,000

Remarks/Directions

Public: **5 Acre building lot, close to Green and Beech Lake public access. Hydro available, upgraded driveway with parking and turn around at the top. Several building site options to choose from, nice mix of trees with pretty view and great privacy. Turkeys, deer and various wildlife are frequent visitors. Easy proximity to West Guilford Shopping Centre (great steaks and LCBO), golf, Peppermill and Rhubarb Restaurants. Driveway entrance is shared with neighbouring property.**

Directions to Property: Highway 118, past Norley Rd, driveway on the left side.

Exterior

Property Access: Municipal Road, Year Round Road
Area Influences: Airport, Golf, Highway Access, Industrial Mall, Place of Worship, Playground Nearby, Rec./Community Centre, Shopping Nearby, Skiing
View: Trees/Woods
Topography: Sloping, Wooded/Treed
School District: Trillium Lakelands District School Board
High School: HHSS
Elementary School: ASES

Land Information

Utilities:
Water Source: None
Well Testing:
Services: Cell Service, Electricity
Acres Clear: Acres Waste: Acres Workable: Lot Size: 5.010 Acres
Lot Front (Ft): 308.51 Lot Depth (Ft):

Sewer: None
Water Treatment:
Location: Rural

Property Information

Legal Desc: CON 4 PT LT 29 RP 19R3909 PART 3 H233587, s/t H233587 Algonquin Highlands
Zoning: As Per Twp
Assess Val/Year: \$23,500/2021
ROLL: 462100200037310
Possession/Date: Immediate/

Survey: None/
Hold Over Days:
Deposit: N/A

Marketing

Showing Requirements: Showing System
Showings:
Showing Instructions: Please book all appointments through showingtime.
Possession: Immediate

List Date: 08/05/2021 Expiration Date: 10/31/2021 Int Bearing Bkg Trust Account: No
Financing: SPIS: Contact After Expired: No
Buyer Agency Compensation Remarks: 2.5 SBO pays 25% referral to LBO if the same buyer is introduced to subject property by LBO then subsequently purchased the same subject property by the cooperating brokerage Special Agreement: No
Original List Price: \$170,000.00
List Brokerage: CENTURY 21 GRANITE REALTY GROUP INC., BROKERAGE, HALIBURTON - Brkge #: 705-457-2128
List Salesperson: KAREN NIMIGON, Broker Direct #: 705-457-6505

8/16/2021

Matrix

Email: karen@century21granite.com
Source Board: **The Lakelands**

L/SP Cell: **705-457-6505**

Prepared By: Maddie Robinson, Brokerage Staff, Employee

Date Prepared: 08/16/2021

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