

ETWELL Road, Huntsville, Ontario P1H 2J2

Listing

Member Full
Active / Land

Listing ID: **40576401**
List Price: **\$299,000.00/For Sale**
New Listing



Muskoka/Huntsville/Stisted Residential/

Tax Amt/Yr: **\$0/2024**
Zoning: **WB**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Common Interest: **Freehold/None**
Acres Range: **10-24.99**
Frontage: **511.10**
Lot Dimensions: **511.1**
Lot Size Area: **11.10**
Lot Size Area Units: **Acres**
Lot Shape: **Rectangular**

ARN/PIN: 0 / 0
Legal: Part 6, 7, 8, 9, 10

Remarks/Directions

Public: **Located just ten minutes to downtown Huntsville and all of its offerings, this picturesque 11 acre property offers the perfect blend of tranquility and convenience. Nestled amidst a hardwood forest, this serene escape boasts a driveway install in progress off a year-round municipal road ensuring easy access. Hydro is available at the road, making it convenient for potential development or recreational use. Whether you're seeking to build your dream home, establish a weekend retreat or simply escape the hustle bustle, this property provides endless options. Huntsville has quickly become a sought-after destination for young families, retirees and everyone in between touting access to endless natural beauty and all the amenities you could desire. Retaining it's strong community feel yet growing to provide for many sectors of opportunity, this is the area you will want to hang your hat. This is the perfect setting to start living your Muskoka dream. HST applicable and in addition to the sale price.**

REALTOR®: **Severance consent completed and awaiting registration. New roll and PIN will be done by closing. Taxes/assessment not available yet due to severance.**

Directions to Property: **Aspdin Road to Etwell Road to SOP**

Exterior

Property Access: **Municipal Road**
Area Influences: **Highway Access, Schools**
View:
Topography: **Hilly, Wooded/Treed**
Restrictions: **Right-of-Way**

Fronting: **North**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro**
Acres Clear: Acres Waste:
Lot Front (Ft): **511.10** Lot Depth (Ft): Acres Workable:
Lot Size: **11.10 Acres**

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

Property Information

Legal Desc: **Part 6, 7, 8, 9, 10**
Zoning: **WB**
Assess Val/Year: **\$0/2024**
PIN: **0**
ROLL: **0**
Possession/Date: **30 - 59 Days/**

Survey: **Yes/ 2024**
Hold Over Days:
Occupant Type:
Deposit: **5%**

Marketing

Showing Requirements: **Go Direct**
Showings: 
Showing Remarks: **Book through BrokerBay.**

Sign on Prop: **Yes**
Possession: **30 - 59 Days**

Brokerage Information

List Date: **05/08/2024** Expiration Date: **08/08/2024** Int Bearing Bkg Trust Account: **No**
Financing: SPIS: Contact After Expired: **No**
Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**
Assignment Of Listing: HST Applicable to Sale: **Yes**
Representation Type: **Designated Representative**
Offer Remarks: **Please include Schedule B with any offer.**
Original List Price: **\$299,000.00**
List Brokerage: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville** 📍
List Salesperson: **Jessica Brown, Salesperson** 📍
Email: **jessicabrown@vianet.ca**
List Brokerage 2: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville** 📍
List Salesperson 2: **Victoria Darling-Wadel, Salesperson** 📍
Email: **vdarling@vianet.ca**
Brkge #: **705-789-4957**
Direct #: **705-571-0882**
L/SP Cell: **705-571-0882**
Phone: **705-789-4957**
Phone: **705-571-2852**
L/SP2 Cell: **705-571-2852**

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Jessica Brown, Salesperson

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Photos

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