

# 185 HALLS Road E, Sundridge, Ontario P0A 1Z0

Listing

Member Full  
**Active / Land**

**Listing ID: 40586457**  
List Price: **\$389,000.00/For Sale**  
New Listing



## Parry Sound/Magnetawan/Magnetawan Residential/

Tax Amt/Yr:	<b>\$1,893/2023</b>	Trans Type:	<b>Sale</b>
Zoning:	<b>RU/MX/EP</b>	Common Interest:	<b>Freehold/None</b>
Devel Chrg Pd:		Acres Range:	<b>100+</b>
Official Plan:		Frontage:	<b>1,320.66</b>
Site Plan Apprv:		Lot Dimensions:	<b>1,320.66 x 3,305.3</b>
		Lot Size Area:	<b>100.00</b>
		Lot Size Area Units:	<b>Acres</b>
		Lot Shape:	<b>Rectangular</b>

**ARN/PIN:** 494401000221500 / 520780084  
**Legal:** PCL 13432 SEC SS; LT 8 CON 10 CHAPMAN; MAGNETAWAN

### Remarks/Directions

**Public:** Introducing a remarkable 100-acre property that epitomizes the ideal blend of comfort and outdoor adventure. Nestled upon this expansive landscape, you'll find level land that offers endless possibilities for building and exploration. Step into relaxation as you discover a rejuvenating sauna, a sanctuary for unwinding after a day of outdoor pursuits. A well-appointed 16x30 shop awaits, catering to hobbyists and enthusiasts alike, providing a space to create, build or store your possessions. This property boasts the essential amenities of a drilled well and septic system and new 200 amp hydro service ensuring a seamless and self-sufficient lifestyle. Trails meander throughout the grounds, inviting you to hike, bike, or simply immerse yourself in nature's beauty. A serene pond graces the landscape, creating an idyllic setting for moments of tranquility or recreational activities. For those drawn to the thrill of the hunt, strategically placed hunting blinds offer the perfect vantage points to observe and engage with local wildlife. Whether you seek a quiet retreat, an outdoor playground, or a harmonious combination of both, this 100-acre property promises a lifestyle of comfort, adventure, and natural splendour. Embrace the opportunity to make this exceptional piece of real estate your very own canvas for a life well-lived. Located in the heart of the beautiful Almaguin Highlands between the quaint villages of Magnetawan and Sundridge, this is a beautiful spot to enjoy recreationally or build to suit.

**REALTOR®:** drilled well in 2001 16x30 shop with metal roof 8x8 cedar sauna 8x14 bunkie NEW 200 amp hydro service 7hp compressor in the shop

Directions to Property: **Highway 124 to Pearceley Road to Halls Road East to SOP**

### Auxiliary Buildings

<u>Building Type</u>	<u>Beds</u>	<u>Baths</u>	<u># Kitchens</u>	<u>Winterized</u>
<b>Bunkhouse</b>				
<b>Garage</b>				

### Exterior

Property Access: **Municipal Road**  
Area Influences: **Cul de Sac/Dead End, Highway Access**  
View: Fronting: **South**  
Topography: **Wooded/Treed**

### Land Information

Utilities:		Sewer:	<b>Septic</b>
Water Source:	<b>Well</b>	Water Treatment:	
Well Testing:		Location:	<b>Rural</b>
Services:	<b>At Lot Line-Hydro</b>		
Acres Clear:		Acres Workable:	
Lot Front (Ft):	<b>1,320.66</b>	Lot Depth (Ft):	<b>3,305.30</b>
		Lot Size:	<b>100.00 Acres</b>

### Property Information

Legal Desc: **PCL 13432 SEC SS; LT 8 CON 10 CHAPMAN; MAGNETAWAN**  
Zoning: **RU/MX/EP** Survey: **None/**

Assess val/year: **\$92,000/2023**  
PIN: **520780084**  
ROLL: **494401000221500**  
Possession/Date: **30 - 59 Days/**

Hold Over Days:  
Occupant Type:

Deposit: **5%**

### Marketing

Showing Requirements: **Showing System, Go Direct**  
Showings: **2**  
Showing Remarks: **Book through BrokerBay.**  
Sign on Prop: **Yes**  
Possession: **30 - 59 Days**

### Brokerage Information

List Date: **05/10/2024** Expiration Date: **08/12/2024** 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: **No**  
Representation Type: **Designated Representative**  
Offer Remarks: **Please include Schedule B with offer.**  
Original List Price: **\$389,000.00**  
List Brokerage: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville**   
List Salesperson: **Victoria Darling-Wadel, Salesperson**   
Email: **vdarling@vianet.ca**  
List Brokerage 2: **Coldwell Banker Thompson Real Estate, Brokerage, Huntsville**   
List Salesperson 2: **Jessica Brown, Salesperson**   
Email: **jessicabrown@vianet.ca**

Brkge #: **705-789-4957**  
Direct #: **705-571-2852**  
L/SP Cell: **705-571-2852**  
Phone: **705-789-4957**  
Phone: **705-571-0882**  
L/SP2 Cell: **705-571-0882**

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**Confidential for REALTORS® Only**

Source Board: The Lakelands Association of REALTORS®

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Photos

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