WILLIAM Street, Huntsville, Ontario P1H 1L7

Listing

Member Full Listing ID: 40572692 **Active / Land** List Price: \$219,000.00/For Sale

New Listing



Muskoka/Huntsville/Chaffey Residential/

\$0/2024 Trans Type: Sale Tax Amt/Yr: **UR-Low**

Zoning: Devel Chrg Pd: Common Interest: Freehold/None

Official Plan: Acres Range: < 0.5 Site Plan Apprv: Frontage: 102.00 Lot Dimensions: 102 Lot Size Area: 0.32

Lot Size Area Units: Acres Rectangular

Lot Shape:

ARN/PIN: 0 / 0

Legal: Part Lot 11, Concession 3, Chaffey, being Lot 10, Plan BR1217;

Huntsville; The District Municipality of Huntsville, being part of PIN

48079-0066

Remarks/Directions -

Public: Excellent opportunity for a newly created residential town lot just on the outskirts of downtown Huntsville. Level and useable with water, sewer and hydro at the road, the Urban Residential zoning allows for a lovely in-town home. Just five minutes out of town providing close access to all that the vibrant community of Huntsville offers with dining, endless recreational activities, sports and culture. Within walking distance to the Fairgrounds, baseball diamonds, dog park and numerous walking trails and two minutes to the Highway 11 corridor, this is a lovely and quiet neighbourhood. Vendor financing is available, ask for more information.

REALTOR®: *Severance is not yet complete. New roll and PIN will be done by closing. Please see Schedule A in documents for title search and completion date.

Directions to Property: Ravenscliffe Road to Williams Street

Exterior

Property Access: **Municipal Road**

Area Influences: **Highway Access, Public Transit, Schools**

View: Fronting: West

Topography:

Land Information

Utilities: Sewer (Municipal) Sewer:

Water Source: Municipal Water Treatment: Well Testing: Location: Rural

At Lot Line-Hydro, Cell Service, Street Lights Services:

Acres Clear: Acres Waste: Acres Workable:

Lot Front (Ft): 102.00 Lot Depth (Ft): Lot Size: 0.32 Acres

Property Information

Legal Desc: Part Lot 11, Concession 3, Chaffey, being Lot 10, Plan BR1217; Huntsville; The District Municipality of

Huntsville, being part of PIN 48079-0066

Yes/ 2021 Zoning: **UR-Low** Survey:

Assess Val/Year: \$0/2024 Hold Over Days: PIN: Occupant Type: 0 ROLL:

Possession/Date: 30 - 59 Days/ Deposit: 5%

Marketing

Showing Requirements: Go Direct

Showings: Showing Remarks:

Book through BrokerBay.

Possession: 30 - 59 Days brokerage information

04/25/2024 Expiration Date: List Date: 07/26/2024 Int Bearing Bkg Trust Account: No

Financing: SPIS: Contact After Expired: No Buyer Agency Compensation Remarks: 2.5% +HST Special Agreement: No Representation Type: Designated Representative

Offer Remarks: Please include Schedule A & B with any offer.

Original List Price: \$219,000.00

Coldwell Banker Thompson Real Estate, Brokerage, Huntsville List Brokerage:

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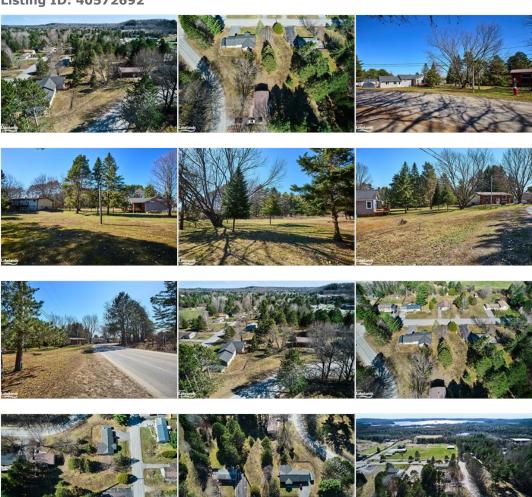
Prepared By: Jessica Brown, Salesperson

Date Prepared: 04/26/2024

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Photos

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