

WILLIAM Street, Huntsville, Ontario P1H 1L7

Listing

Member Full
Active / Land

Listing ID: 40572692
List Price: **\$219,000.00/For Sale**
New Listing



Muskoka/Huntsville/Chaffey Residential/

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

Trans Type: **Sale**
Common Interest: **Freehold/None**
Acres Range: **< 0.5**
Frontage: **102.00**
Lot Dimensions: **102**
Lot Size Area: **0.32**
Lot Size Area Units: **Acres**
Lot Shape: **Rectangular**

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:
Topography: **Level**

Fronting: **West**

Land Information

Utilities:
Water Source: **Municipal**
Well Testing:
Services: **At Lot Line-Hydro, Cell Service, Street Lights**
Acres Clear:
Lot Front (Ft): **102.00**

Acres Waste:
Lot Depth (Ft):

Acres Workable:
Lot Size: **0.32 Acres**

Sewer: **Sewer (Municipal)**
Water Treatment:
Location: **Rural**

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**




Zoning: **UR- Low**
Assess Val/Year: **\$0/2024**
PIN: **0**
ROLL: **0**
Possession/Date: **30 - 59 Days/**

Survey: **Yes/ 2021**
Hold Over Days:
Occupant Type:
Deposit: **5%**

Marketing

Showing Requirements: **Go Direct**
Showings: 
Showing Remarks: **Book through BrokerBay.**
Possession: **30 - 59 Days**

brokerage information

List Date: **04/25/2024** Expiration 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**
 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**

Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Jessica Brown, Salesperson
 Date Prepared: 04/26/2024

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Photos

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