

Property Member Full

775 SPRING HILL Road, Ryerson, Ontario P0A 1C0

Listing

Member Full
Active / Land

Confidential for REALTORS® Only

MLS® #: 40454206
List Price: **\$249,000.00/For Sale**
New Listing



Parry Sound/Ryerson/Ryerson Residential/

Water Body: **Magnetawan**
Type of Water: **River**

Tax Amt/Yr: **\$440/2022**
Zoning: **FP-H / PSW**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
DOM/CDOM: **0/91**
Common Interest: **Freehold/None**
Acres Range: **0.50-1.99**
Frontage: **100.00**
Lot Dimensions: **100**
Lot Size Area: **1.12**
Lot Size Area Units: **Acres**
Lot Shape: **Rectangular**

ARN/PIN: 492400000206200 / 521370562
Legal: PART LOT 14 CONCESSION 7 RYERSON, PARTS 12 AND 13 PSR1894 TOGETHER WITH AN EASEMENT AS IN RO214928 TOGETHER WITH AN EASEMENT AS IN RO77563 DISTRICT OF PARRY SOUND

Remarks/Directions

Public: **A solid foundation already in place, this property offers a fabulous opportunity to get started on your recreational project without having to worry about laying the groundwork. Additionally, a septic system has already been installed, saving you time and money down the line. Embrace the beauty of the great outdoors while enjoying the peaceful sounds of the Magnetawan river rushing by, just steps away from your doorstep. The Magnetawan River provides direct access to 40 miles of navigable waters. Whether you're looking for a recreational vacation home, this property offers the perfect canvas to get you started offering a double lot. While it boasts stunning natural beauty and peace and quiet, it does not currently have access to hydro. This means that buyers must consider alternative energy sources, such as solar or wind power, to meet their electricity needs. Don't miss out on this incredible opportunity to own a piece of paradise on the river.**

REALTOR®: Taxes calculated per Ryerson Township mil rent

Directions to Property: Highway 520 to Midlothian Road to Spring Hill Road to SOP

Waterfront

Features: Riverfront
Dock Type: None
Shoreline:
Shore Rd Allow: None
Island Y/N: No
Frontage: 100.00
Exposure:

Exterior

Property Access: Seasonal Road
View: Trees/Woods, Water
Fronting:

Land Information

Utilities:
Well Testing:
Acres Clear: 100.00
Lot Front (Ft): 100.00
Acres Waste:
Lot Depth (Ft):
Acres Workable:
Lot Size: 1.12 Acres
Sewer: Septic
Location: Rural


Property Information

Legal Desc: PART LOT 14 CONCESSION 7 RYERSON, PARTS 12 AND 13 PSR1894 TOGETHER WITH AN EASEMENT AS IN RO214928 TOGETHER WITH AN EASEMENT AS IN RO77563 DISTRICT OF PARRY SOUND
Zoning: FP-H / PSW
Assess Val/Year: \$34,000/2023
Survey: Available, Boundary Only/ 1969
Hold Over Days:

PIN: **521370562**
ROLL: **492400000206200**
Possession/Date: **60 - 89 Days/**





Occupant Type:
Deposit: **5%**

Marketing

Showing Requirements: **Go Direct**
Showings: 

Showing Remarks: **Book through ShowingTime if you wish to be notified of offers.**
Sign on Prop: **Yes**
Possession: **60 - 89 Days**

Brokerage Information

List Date: **07/18/2023**
Financing:
Buyer Agency Compensation Remarks: **2.5% + HST**
Offer Remarks: **48 hour irrevocable on all offers.**
Original List Price: **\$249,000.00**
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**

Expiration Date: **10/18/2023** Int Bearing Bkg Trust Account: **No**
SPIS: Contact After Expired: **No**
Special Agreement: **No**

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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Source Board: The Lakelands Association of REALTORS®
Prepared By: Victoria Darling-Wadel, Salesperson
Date Prepared: 07/18/2023

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Photos

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