Cross Property Client Full

**LOT 8 SUPERSIGN ROAD**

Emsdale, ON P0A 1J0

Land/Residential/For Sale

Active

Price: $64,900

- **MLS® #:** LA1721894
- **List Date:** 29-Sep-2017
- **Bedrooms (AG/BG):** 0 (0/0)
- **Sq Ft Finished:** 0
- **Bathrooms (F/H):** 0 (0/0)
- **Sq Ft Source:**
- **New Construction:** Freehold
- **Title/Ownership:** West
- **Fronting On:** 324.00
- **Lot Front:**
- **Road Access Fee:**
- **Access:** Municipal road, Year Round
- **Driveway Spaces/Type:** None
- **Waterfront:** No
- **Lot Size/Acres:** 10-24.99
- **Acres/10.85**
- **Lot Size:** 10.85
- **Lot Irregularities:** 324 X IRREG (10.85 ACRES)
- **FH Common Fee:**
- **Alternative Power:**
- **Sewage:** None
- **Site Influences:**
- **Inclusions:** 0
- **Exclusions:** 0
- **Soil Test/Date:** No/Sandy
- **Soil Type:** Sandy
- **# of Parcels:**
- **Development Charges:** Yes
- **Official Plan:**
- **Local Improve Fee/Comments:**
- **Roll#:** 1721894
- **Legal Description:** LOT 8 ON PLAN TO BE REGISTERED
- **Pin#:** 1721894
- **Assessment $/Year:** $0
- **Zoning:** RURAL RES.
- **Survey/Year:** Yes 2017
- **Survey Type:** Available
- **Taxes/Year:** $0/2017
- **Prepared By:** TREvor DoCHerTy, Broker of Record
- **Date Printed:** 04/09/2018
- **Prepared By:** TREVOR DOCHERTY, Broker of Record
- **SUTTON GROUP MUSKOKA REALTY INC., BROKERAGE, HUNTSVILLE -M107**
- **Date Printed:** 04/09/2018 07:32:00 PM

Public Remarks: 10.85 acre parcel situated on a year round municipal road. Lot is well treed with a hardwood bush. Great location close to Emsdale and Kearney along with access to Algonquin Park. This is a great recreational property or a location for a future home. Road is year round. Hydro is available at the roadway.

**Directions:** Highway 518 East to Birchdale. Birchdale is on the south side of Hwy 518.

### Interior Features

### Exterior Features

- **Lot Shape:**
- **Restrictions:** None
- **Services:** Cell Service
- **Topography:** Wooded/Treed
- **Water/Supply Type:** None/
- **Site Influences:**

### Inclusions/Exclusions

- **Inclusions:** 0
- **Exclusions:** 0

### Land

- **ACREAGE:** 10.85
- **Fenced:** 0.00
- **Pasture:** 0.00
- **Waste:** 0.00
- **Clear:**
- **Draft Plan of Subdivision:** Yes
- **Soil Test/Date:**
- **Soil Type:** Sandy
- **Development Charges:** Yes
- **Official Plan:**

### Tax Information

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All data is subject to Errors, Omissions or Revisions and is not warranted. 04/09/2018 07:32:00 PM