LOT 7 BIRCHDALE ROAD  
Emsdale, ON POA 1J0  
District of Parry Sound/Almaguin Highlands/Perry

Price: $44,900

MLS® #: 125340  
List Date: 10-May-2018  
Bedrooms (AG/BG): (/)  
Bathrooms (F/H): 0 (/)  
Sq Ft Finished: 0  
Sq Ft Source:  
Title/Ownership: Freehold  
Recreational: Yes
Fronting On: West  
Lot Front: 747.00  
Lot Depth:  
Lot Size/Acres: 3-9.99 Acres/6.98
Access: Municipal road, Year Round
Driveway Spaces/Type: None/None
Waterfront: No  
WF Exposure:  
Shore Rd Allowance: 0

Public Remarks: 6.98 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 and many lakes. This is a great location for your new home or recreational getaway. Hydro is one lot away to the west. This is a newly created lot, MPAC has not provided an assessment so property tax is unknown at this time.

Directions: Follow Highway 518 East to Birchdale Road - Birchdale is on the south side of Hwy 518.

Interior Features
Exterior Features
Lot Shape: Municipal  
Lot Irregularities: 747 X IRREG (6.98 ACRES)  
FH Common Fee:
Services: Cell Service  
Topography: Level, Wooded/Treed  
Water/Supply Type: None/None
Site Influences: None

Inclusions/Exclusions
Exclusions: None

ACREAGE

Total: 6.98  
Fenced: 0.00  
Pasture: 0.00  
Waste: 0.00
Clear: 0.00
Draft Plan of Subdivision: Yes

Land

Rented: 6.98  
Bush: 0.00  
Workable: 0.00  
Tiled-Random: 0.00
Tiled-System:  
Site Plan of Approval:

Soil Test/Date: No/  
Soil Type: Sandy  
# of Parcels:  
Development Charges: Unknown  
Official Plan:

Tax Information

Roll#: 11111111111111  
Local Improve Fee/Comments /  
Assessment $/Year: $1/2018  
Zoning: RURAL RES.  
Legal Description: LOT 7 ON PLAN TO BE REGISTERED

Taxes/Year: $1/2018  
Survey/Year: Yes 2017  
Survey Type: Available

SUTTON GROUP MUSKOKA REALTY INC., BROKERAGE, HUNTSVILLE -M107

Prepared By: OFFICE ADMIN - T. STEELE, .

SUTTON GROUP MUSKOKA REALTY INC., BROKERAGE, HUNTSVILLE -M107

All data is subject to Errors, Omissions or Revisions and is not warranted. 05/11/2018 12:00:53 PM