**Cross Property Client Full**

**LOT 8 SUPERSIGN ROAD**  
Land/Residential/For Sale  
Emsdale, ON POA 1J0  
District of Parry Sound/Almaguin Highlands/Perry  

**Price:** $59,900  
**Active**  

<table>
<thead>
<tr>
<th>MLS®#:</th>
<th>125333</th>
<th><strong>List Date:</strong></th>
<th>10-May-2018</th>
<th><strong>Bedrooms (AG/BG):</strong></th>
<th>(/)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sq Ft Finished</td>
<td>0</td>
<td><strong>Bathrooms (F/H):</strong></td>
<td>0 (/)</td>
<td>Sq Ft. Unfinished</td>
<td></td>
</tr>
<tr>
<td><strong>Title/Ownership:</strong></td>
<td>Freehold</td>
<td><strong>Recreational:</strong></td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Fronting On:</strong></td>
<td>West</td>
<td><strong>Year Built/Desc:</strong></td>
<td>/</td>
<td><strong>Lot Front:</strong></td>
<td>324.00</td>
</tr>
<tr>
<td><strong>Road Access Fee:</strong></td>
<td>Municipal road, Year Round</td>
<td><strong>Lot Size/Acres:</strong></td>
<td>10-24.99 Acres/10.85</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Access:**  
**Driveway Spaces/Type:** /None/None  
**Waterfront:** No  
**Shore Rd Allowance:** 0  

**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 and many lakes. Great location for your new home or recreational get away. Hydro is available at the roadway. This is a newly created lot, assessment has not been created so property tax is unknown at this time.

**Directions:** Highway 518 East to Birchdale, south on Birchdale until road turns to right and becomes Supersign. Birchdale is on the south side of Hwy 518.

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**Interior Features**

**Exterior Features**

Lot Shape: Municipal  
Restrictions: Cell Service, Electricity, Internet Other  
Services: Level, Wooded/Treed  
Topography: None/None  
Water/Supply Type: None  
Site Influences: None

**Lot Irregularities:** 324 X IRREG (10.85 ACRES)  
**FH Common Fee:**

**Inclusions/Exclusions**

**Exclusions:** none

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**ACREAGE**

Total: 10.85  
Fenced: 0.00  
Pasture: 0.00  
Waste: 0.00  
Clear: 0.00  
**Bush:** 10.85  
**Workable:** 0.00  
**Tiled-Random:** 0.00  
**Tiled-System:**

**Development Charges:** Unknown  
**Site Plan of Approval:** Yes

**Soil Test/Date:** No/  
**Soil Type:** Sandy  
**# of Parcels:**

**Designation:**

**Tax Information**

**Roll#:** 111111111111111  
**Pin#:** 111111111111  
**Assessment $/Year:** $1/2018  
**Legal Description:** LOT 8 ON PLAN TO BE REGISTERED

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Prepared By: OFFICE ADMIN - T. STEELE,  

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

Client Full Report  
Date Printed: 05/11/2018  

All data is subject to Errors, Omissions or Revisions and is not warranted. 05/11/2018 12:24:27 PM