



Price: \$129,900	MLS® #: 1719777A
Status: Active	
Address: STEPHENSON 12 RD	
City: HUNTSVILLE, P0B 1M0	
Side of Road: West	
Elem Schl:	
Sec. School:	
Lot Dimension/Acreage: 524 X IRREG (7.76 ACRES)	Major Area: MH
Zoning Source: Municipality	District: HV
S.R.A:	Sub-Dist: STEPH
Road Access: Yes	Zoning: M3
Possession: IMMED	

Exposure: **Multi**

Public Info. Newly created 7 plus acre development lot zoned M3 allowing for many possible uses. The lot offers excellent exposure from Hwy 11 and is located less than a minute from the Stephenson Road 12 West exit. You can't get much better exposure and ease of access for your business. The lot is mainly level and well treed. It is possible to sever this lot into two parts. This is a great piece of land and an excellent location!

Directions Hwy 11 to Stephenson Road 12 - See signs just past Clements

Type: VL: Residential Development - Commercial, Industrial - Light, Recreational, Residential	Water: None	Driveway: None
Land Use: For Sale Only	Sewer: None	Site Influences: Highway Exposure
Sale/lease: Freehold	Utilities/Services: Cell Service, Electricity, Garbage Pickup, Internet-Other, Telephone	
Title to Land: 3.0 - 9.99 Acres	Soil Type: Unknown	
Property Size: Hardwood Bush, Level, Wooded/Treed	Documents: Land Survey	
Land Features: Year Round Municipal Road		
Access:		

Easements/Restrictions: **Other**

Inclusions None
Exclusions None

Yr.Built:	Sign: Yes	Waterfront: No
	SPIS: No	
	Survey: Yes	

Workable Acres:	Treed Acres:	Fenced Acres:
Pasture Acres:	Waste/Other Acres:	Tiled Acres:
# of Outbuildings 0		

Full Assessed Value: **\$1** Phased Assessment: **1 (2017)**
Taxes: **\$1 (2017)** Improvement / Capital Chgs:

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



Compliments of: **TREVOR DOCHERTY, Broker of Record: 705-787-5060**
E-mail: trevorre@vianet.ca
Company Name: **SUTTON GROUP MUSKOKA REALTY INC., BROKERAGE, HUNTSVILLE -M107, INDEPENDENTLY OWNED AND OPERATED: 705-788-1200**



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