Price:	**$39,900**	MLS® # / PIN:	**445302002300800**
Status:	**Active**		

Address: **1235 OLD PARRY SOUND RD**
City: **UTTERSON, ONTARIO, P0M 1M0**
Side of Road:

Elem Schl:
Sec. School:

Lot Size:	**314.93 (1.15AC)**	Major Area:	**MH**
Source:	**MPAC**	District:	**ML**
Square Footage:	**0**	Sub-Dist:	**WATT**
Ttl Liv Sq Ft.:		Zoning:	**RES**
S.R.A.:	**N/A**		

Possession:

Public Info. Building lot with original foundation in place. Dug well on site. Property abutts the last fairway of Diamond in the Rough. Hydro is buried to original building site. Grading landscape on site. Excellent lateral privacy on this prime development lot.

Directions North on District Rd 4 - turn left onto Old Parry Sound Road to end of road. Property begins at last hydro pole

Type:	**Vacant Lot(s)**	Heating/Mechanical:		Exterior:	
Style:		Garage Type:		Driveway:	**Gravel**
Title to Land:	**Power of Sale**	Water:	**Drilled**	Found/Basement:	
Property Size:	**1.0 -2.99 Acres**	Sewer:	**None**	Int.Features:	
Land Features:	**Mixed Bush**	Services:	**Electricity**	Ext. Features:	
Access:	**Year Round Municipal Road**	Rental Equipm.:		Roof:	
WF Features:	**None**	Leased Equip:			
Shoreline:		Flooring:			
Accessory Buildings:					

Easements:

Inclusions
Exclusions

Bedrooms:	**0**	Sign:		Garage:	Gar.Details:
Bathrooms:	****	Lockbox:	SPIS: **No**	Waterfront: **No**	Body of Water Type:
Rental Income:		Road Type: **Municipal**	Survey: **No**		
Year Built:					
Construction Status:					

Floor	Room	Size	Floor	Room	Size

Full Assessed Value: **$** Phased Assessment: **22750 (2013)**
Taxes: **$0 (2012)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M220** :

Compliments of: **JENNIFER STILSON, Broker: 705-645-5281**
E-mail: **jenny@jennyinmuskoka.com**
Company Name: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220, INDEPENDENTLY OWNED AND OPERATED: 705-645-5281**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.