

Cross Property Full

 Listing

6 ROYAL OAK CRESCENT

Huntsville, ON P1H 0A8
District of Muskoka/Huntsville/Huntsville

Land/Residential Building Lot/For Sale
Active

Price: \$179,900



MLS®#:	123435	Bedrooms (AG/BG):	(+)
List Date:	03-May-2018	Bathrooms (F/H):	0 (/)
DOM:	8	Sq Ft Unfinished	
Sq Ft Finished		Recreational:	No
Title/Ownership:	Freehold	Year Built/Desc:	/
Fronting On:	South	Lot Depth:	
Lot Front:	277.00	Lot Size/Acres:	1-2.99 Acres/2.13
Road Access Fee:		WF Exposure:	
Access:	Municipal road		
Waterfront:	No		

Public Remarks: **Gorgeous building lot in one of Huntsville's most desirable subdivisions within minutes to downtown Huntsville. Lot features a picturesque kidney shaped pond on the property and gentle natural terrain. With privacy from neighbours; ample tree coverage; all on 2.13 acres of land, this property offers endless possibilities to build your dream home. An added bonus, as a resident of Woodland Heights you become a member of the Woodland Heights Community Association which gives you access t the 150 acre Nature Sanctuary which includes 7 kilometres of well marked trails and foot bridges through beautiful forest, wetlands, waterfalls and beaver ponds. Once you see this lot nestled in Woodland Heights, you will definitely want to get plans in motion. Great value for a 2018 build.**

Directions: **Canal Road to Deerfoot Trail. First left on to Royal Oak Crescent to SOP**

Exterior Features

Add'l Monthly Fees:		Exposure:	North	Pool:	
Lot Shape:	Pie	Lot Irregularities:		FH Comm Elem Fee:	
Restrictions:	Subdivision Covenants				
Services:	None				
Topography:	Flat site, Level, Wooded/Treed	Alternative Power:			
Water/Supply Type:	None/	Sewage:	None		
Site Influences	None				

Inclusions/Exclusions

Exclusions: **N/A**

Land

Total:	2.13	Rented:		Soil Test/Date:	/
Clear:		Tiled-System:		Development Charges:	Unknown

Tax Information

Roll#:	440206001714576	Local Improve Fee/Comments /	
Pin#:	480991140	Zoning:	RES
Assessment \$/Year:	\$137,000/2018	Survey/Year:	Yes 1111
Legal Description:	PCL PLAN-1 SEC M35M699; LT 39 PL 35M699 HUNTSVILLE; TOWN OF HUNTSVILLE, DISTRICT MUNICIPALITY OF MUSKOKA		
		Taxes/Year:	\$1,207/2018
		Survey Type:	Available

REALTOR® Information

Private Remarks **Vacant. Please book site visit through TLBO.**

Show Instructions:

Commission:	TLBO (List Brokerage)	Occupancy:	Vacant	Possession:	Immediate
Int Bearing Trust Acct:	IB	SPIS Schedule:		Possess Date:	
Lockbox:	None	SPIS:		Arranged/Altered Contract	No
		Sign:	Yes	Contact Expired:	No

Commence Date: **03-May-2018** Expire Date: **03-Nov-2018**
Seller Name: **Caroline Newbigging & Larry Gee**

CDOM: **8**

List Brokerage 1: **[RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220](#)**
List Salesperson 1: **[JENNIFER STILSON, Broker](#)** 
Email: **jenny@jennyinmuskoka.com**
L/SP Fax: **(705) 645-3662**

L/BR Phone: **(705) 645-5281**
L/SP Phone: **(705) 641-9279**
L/SP Cell: **(705) 641-9279**

Brokerage Web:

Prepared By: **JENNIFER STILSON, Broker**
RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220

Full Report

Date Printed: 05/11/2018

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 Photos

[6 ROYAL OAK CRESCENT](#) Huntsville, P1H 0A8

MLS® #: 123435
Active



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 Road Access Fee:
 Access: **Municipal road**
 Lot Size/Acres: **1-2.99 Acres/2.13**
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 WF Exposure:

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Interior Features
Exterior Features

Add'l Monthly Fees: Exposure: **North** Pool:
 Lot Shape: **Pie** Lot Irregularities: FH Common Fee:
 Restrictions: **Subdivision Covenants**
 Services: **None**
 Topography: **Flat site, Level, Wooded/Treed** Alternative Power:
 Water/Supply Type: **None/** Sewage: **None**
 Site Influences: **None**

Inclusions/Exclusions

Exclusions: **N/A**

Land

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2.13 Rented: Soil Test/Date: /
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