

# Cross Property Client Full

**LT 6-7 CON 1**

**Huntsville, ON P0B1M0**

**District of Muskoka/Huntsville/Stephenson**

**Land/Residential/For Sale**

**Active**

**Price: \$220,000**



MLS®#: **126377**  
List Date: **12-May-2018**

Sq Ft Finished  
Title/Ownership: **Freehold**  
Fronting On: **None**  
Lot Front: **200.00**

Road Access Fee:

Access: **Other**  
Driveway Spaces/Type: **/Private Double Wide/**  
Waterfront: **No**

Bedrooms (AG/BG): **(/)**  
Bathrooms (F/H): **0 (/)**  
Sq Ft. Unfinished  
Recreational: **Yes**  
Year Built/Desc: **/**  
Lot Depth:

Lot Size/Acres: **Over 100 Acres/200.00**

WF Exposure:

Public Remarks: **Excellent hunt camp acreage right in the heart of Muskoka. This property is ideal for the hunting enthusiast, nature lover or just a spot to live off grid. Property is located off of "D" snowmobile artery and the Trans Canada Trail for easy access. Camp has been built with all the luxuries of a home. Solar electricity is run by 6 solar panels with 16, 6 volt batteries(864 amp hour @ 24 volts). Solar powers all lights, 1/4 power water pump, microwave oven. Propane fridge and stove. Propane tankless water heater. Eaves with leaf protection around entire roof. 7'6 x32 deck fully enclosed with fly screen. What a find!**

Directions: **Stephenson Rd 2 W to Old Muskoka Rd. Old Muskoka Road end at Trans Canada Trail 37 - follow trail to camp. \*\*Please note ATV access only at this time\*\***

## Interior Features Exterior Features

Exterior Finish: **Vinyl Siding**  
Restrictions: **Right-of-Way**  
Services: **Off Grid**  
Topography: **Hilly, Partially Cleared, Rolling, Wetlands, Wooded/Treed**  
Roofing: **Asphalt**  
Water/Supply Type: **Well/Dug Well**  
Other Structures: **Bunkhouse, Other (see Remarks)**  
Site Influences: **None**

Alternative Power:  
Yr Roof Replaced:  
Sewage: **Septic**

## Inclusions/Exclusions

Exclusions: **Personal items**

## Land

Total: **200.00** ACREAGE  
Clear:  
Rented:  
Tiled-System:  
Soil Test/Date: **/**  
Development Charges: **No**

## Tax Information

Roll#: **444204001104500**  
Pin#: **481220232**  
Assessment \$/Year: **\$43,000/2018**  
Legal Description: **LT 6-7, CON 1 STEPHENSON; TOWN OF HUNTSVILLE; DISTRICT OF MUSKOKA**

Local Improve Fee/Comments /  
Zoning: **VL**  
Survey/Year: **No**  
Taxes/Year: **\$800/2018**  
Survey Type:

**RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220**

**Client Full Report**

**Date Printed: 05/15/2018**

**Prepared By: JENNIFER STILSON, Broker**

**RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220**

**All data is subject to Errors, Omissions or Revisions and is not warranted. 05/15/2018 07:21:01 PM**