

HIGHWAY 503

Land/ Residential Building Lot/ For Sale **Price: \$109,900.00**
Active

Irondale, ON K0M1X0
Haliburton County/ Minden Hills/ Snowdon



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MLS®#: **274255**
 List Date: **15-Jul-2020**
 Sq Ft Finished: /
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **1,500.00**
 Road Access Fee: /
 Access: **Year Round**
 Driveway Spaces/Type: / **None/ None**
 Waterfront: **No**
 Leased Land Fee: /
 Bedrooms (AG/BG): (/)
 Bathrooms (F/H): **0** (/)
 Sq Ft. Unfinished: /
 Recreational: **Yes**
 Year Built/Desc: /
 Lot Depth: /
 Lot Size/Acres: **25-49.99 Acres/ 44.00**
 WF Exposure: /

Public Remarks: **Fully treed and rolling 44 acre parcel located just West of Irondale north of Highway 503 having 1,500 +/- feet of frontage along 503.**

Directions: **Highway 503 just West of Irondale & Milburn Road, approximately 1-1.5 km**

Interior Features
Exterior Features

Add'l Monthly Fees: /
 Lot Shape: **Irregular**
 Exterior Finish: **None**
 Restrictions: **None**
 Services: **At Lot Line-Hydro, Telephone**
 Topography: **Rolling, Sloping, Wooded/Treed**
 Water/Supply Type: **None/**
 Site Influences: **Major Highway, Shopping Nearby, Trails**
 Exposure: **North East**
 Lot Irregularities: /
 Pool: **None**
 Alternative Power: /
 Sewage: **None**
 FH Common Fee: /

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **n/a**

Land

Total: **44.00** (under ACREAGE)
 Fenced: /
 Clear: /
 Rented: /
 Bush: **44.00**
 Tiled-System: /
 Soil Test/Date: /
 Soil Type: **No/ Mixed**
 Development Charges: **No**

Tax Information

Roll#: **461604100030500**
 Pin#: **392210248**
 Assessment \$/Year: **\$116,000/2020**
 Legal Description: **PT LT 24 CON 4 SNOWDON; MINDEN HILLS**
 Local Improve Fee/Comments: /
 Zoning: **Rural and Hazard**
 Survey/Year: **No**
 Taxes/Year: **\$1,286/ 2019**
 Survey Type: /

RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439

Client Full Report

Date Printed: 07/17/2020

Prepared By: VINCE DUCHENE, Broker

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