

**PERCY LAKE- BESIDE #1112
JOHNSON BAY ROAD**

Haliburton, ON K0M 1S0
Haliburton County/Dysart Et Al/Harburn



**Land/Residential Building Lot/For
Sale**
Active

Price: \$224,900

MLS@#: **110849**
List Date: **05-Mar-2018**
Sq Ft Finished
Title/Ownership: **Freehold**
Fronting On: **South**
Lot Front: **128.00**
Road Access Fee:
Access: **Municipal road, Year Round**
Driveway Spaces/Type: **/Private Single Wide/Gravel**
Waterfront: **Yes**
WF Type/Name: **Lake/PERCY**
Shore Rd Allowance: **Not Owned**
WF Features: **Beach**
Shore Line: **Clean, Gravel, Sandy**
Bedrooms (AG/BG): **(/)**
Bathrooms (F/H): **0 (/)**
Sq Ft. Unfinished
Recreational: **Yes**
Year Built/Desc: **/**
Lot Depth: **232.00**
Lot Size/Acres: **0.5-0.99**
Acres/0.59
WF Exposure: **South**
WF Frontage Ft: **128**



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Public Remarks: **A "ready to build on" lot on Percy Lake, this conveniently terraced lot features several level areas including at the lake and at the building site and also boasts an outstanding southern view from everywhere on the lot. It has recently been "brushed out" by a licensed Arborist (in 2017) to open up and better the view, has driveway installed and a building site already cleared (done in 1990 and brushed out again in 2017) . The lot is on a year round Municipally maintained roadway and offers good privacy. The shoreline is a sand/gravel mix and the lot is well treed so all that is needed is the cottage or home itself erected. Last a meandering stream runs down the east side of the lot creating a peaceful sound that goes hand in hand with the beautiful Canadian Shield lake and surroundings.**

Directions: **FROM EAGLE LAKE VILLAGE FOLLOW HALIBURTON LAKE RD TO FORT IRWIN, TURN LEFT AND FOLLOW TO PERCY LAKE RD TURN LEFT AND FOLLOW JOHNSON BAY ROAD TO SIGN BESIDE #1112**

Interior Features
Exterior Features

Lot Shape: **Irregular** Lot Irregularities:
Restrictions: **None** FH Common Fee:
Services: **At Lot Line-Hydro**
Topography: **Clear View, Flat site, Terraced, Wooded/Treed** Alternative Power:
Water/Supply Type: **None/** Sewage: **Other**
Site Influences: **Water View**

Inclusions/Exclusions

Inclusions: **None No applicable- Vacant lot**
Exclusions: **No applicable- Vacant lot**

Land

Total: **ACREAGE 0.59** Rented:
Fenced: Bush: **0.59** Soil Test/Date: **No/**
Clear: Tiled-System: Soil Type: **Mixed, Rocky, Sandy**
Development Charges: **No**

Tax Information

Roll#: **462405000071300** Local Improve Fee/Comments /
Pin#: **392840163** Zoning: **SEE TWP** Taxes/Year: **\$1,026/2017**
Assessment \$/Year: **\$165,500/2018** Survey/Year: **No** Survey Type: **Available**
Legal Description: **LT 139 PL 524; DYSART ET AL**

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M235
Client Full Report

Date Printed: 03/20/2018

Prepared By: VINCE DUCHENE, Broker
RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M235
Loaded by The Lakelands

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