

# 1135 ROSS LAKE Road, Fort Irwin, Ontario K0M 1S0

## Listing



Client Full  
**Active / Land**

[1135 ROSS LAKE Rd Fort Irwin](#)

MLS®#: 40298062  
Price: **\$139,900**

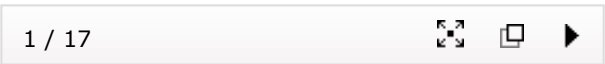
### Haliburton/Dysart et al/Harburn



#### Residential

Tax Amt/Yr: **\$183/2022**  
Zoning: **WR4**  
Devel Chrg Pd: **No**  
Official Plan:  
Site Plan Apprv: **No**

Trans Type: **Sale**  
Lot Size Acres: **2.28**  
Acres Range: **2-4.99**  
Frontage: **254.00**  
Lot Dimensions: **254 x 401**  
Lot Irregularities:  
Lot Shape: **Rectangular**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$183/2022**



### Remarks/Directions

**Public Rmks:** This 2.278 acre parcel with 254' of year round township maintained road frontage has everything you look for in a vacant lot, with bonuses! Driveway is installed to a cleared building site with drilled well already in place. The lot is quite scenic with large mature hardwoods but very little underbrush so you can see through the forest quite clearly. Large camping trailer is included as well but a short walk away is access over township lands to Ross Lake which is a no motors lake OR a short drive to Fort Irwin's huge public beach with playground equipment and sand beach are also bonuses for access to lakes yet not the big price that goes with it. Other bonuses for outdoor activities include the Haliburton County Snowmobile Association trail is 100 yards or so away from the property to take you north through Algonquin Park to Whitney or south to Haliburton or Bancroft. Last we have Sir Sam's downhill ski area for the skiing enthusiasts! **NOTE: Neighbouring 2.348 acre parcel also for sale, buy them together for over 5 acres of land and over 500' of road frontage.**

**Directions:** From 118 take Haliburton or Eagle Lake Road to Eagle Lake Village, continue on Haliburton Lake Road to Fort Irwin, turn left go over the bridge and follow to Ross Lake Road, turn left and follow to signs.

### Exterior

#### Site

Property Access: **Year Round Road**

#### Surrounding Area

Area Influences: **Beach, Golf, Hospital, Park, Playground Nearby, Rec./Community Centre, School Bus Route, Shopping Nearby, Skiing, Trails**

View: **Trees/Woods** Fronting:

Restrictions: **None**

School District: **Trillium Lakelands District School Board**

High School: **Haliburton Highlands Secondary School**

Elementary School: **JD Hodgson Elementary School**

### Comments

Inclusions: **Trailer & shed**  
Exclusions: **Personal items in shed**

### Land Information

Utilities:  
Water Source: **Drilled Well, Well**  
Well Capacity: **10**  
Well Testing:  
Services: **Electricity Available, Telephone Available**  
Soil Test/Date:

Sewer: **None**  
Water Treatment:  
Well Depth: **220**  
Location: **Rural**

Acres Fenced: **0.00** Acres Rent: **0.00** Acres Tiled Rnd: **0.00** Soil Type: **Rocky, Sandy**  
Acres Clear: **0.50** Acres Waste: **0.00** Acres Workable: **0.00** Acres Tiled Sys: **0.00**  
Lot Size: **2.278 Acres**

Lot Front (Ft): **254.00**

Lot Depth (Ft): **401.00**

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### Property Information

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Legal Desc: **Lot 25, Plan 551, Dysart et al**  
Zoning: **WR4**  
Assess Val/Year: **\$25,500/2022**  
PIN: **391510224**  
ROLL: **462405000085200**  
Possession/Date: **1 - 29 Days/**

Survey: **Boundary Only/**  
Hold Over Days:  
Occupant Type:  
  
Deposit: **20000**

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### Brokerage Information

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List Date: **07/20/2022**  
List Brokerage: **[RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON](#)**   
Source Board: **The Lakelands**

**Prepared By: Vince Duchene, Broker**

**Date Prepared: 08/10/2022**

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**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

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