

Cross Property Full

 Listing

20 CHIEF'S ISLAND #J5

Land/ Residential Building Lot/ For Sale **Price: \$749,000.00**
Active

Minett, ON POB 1H0
District of Muskoka/ Muskoka Lakes/ Medora



MLS@#: **262321**
 List Date: **04-Jun-2020** Bedrooms (AG/BG): (+)
 DOM: **13** Bathrooms (F/H): **0 (/)**
 Conditions of Sale:
 Sq Ft Finished Sq Ft Unfinished
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **East** Year Built/Desc: /
 Lot Front: **300.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **3-9.99 Acres/ 4.83**
 Access: **Boat Access, Private Docking**
 Waterfront: **Yes** WF Exposure: **Multi**
 WF Type/Name: **Lake/ JOSEPH**
 Shore Rd Allowance: **None** WF Frontage Ft: **300**
 WF Features: **Water Access**
 Shore Line: **Clean, Deep, Natural**
 Leased Land Fee:

Public Remarks: **This 5-acre vacant lot on Chief's Island is the perfect spot for anyone valuing privacy. With 300 feet of frontage, minimal boat traffic and 33 acres of conservancy on Chief's Island, this property is truly a private oasis. Just a 10-minute boat ride to mainland parking and docking on Joe River Rd, island cottaging is made even more convenient. Enjoy all that Lake Joseph has to offer!**

Directions: **CALL LIST BROKERAGE OFFICE**

Exterior Features

Add'l Monthly Fees:	Exposure: Multi	Pool:	
Lot Shape: Irregular	Lot Irregularities:		FH Comm Elem Fee:
Exterior Finish: Steel			
Restrictions: None			
Services: None			
Topography: Sloping, Wooded/Treed		Alternative Power:	
Water/Supply Type: None/		Sewage: None	
Site Influences: Water View			

Inclusions/Exclusions

Exclusions: **NA**

Land

Total:	<u>ACREAGE</u>	Rented:	Soil Test/Date:	/
Clear:	4.83	Tiled-System:	Development Charges:	No

Tax Information

Roll#:	445304002503220	Local Improve Fee/Comments /	
Pin#:	481440352	Zoning: WR1	Taxes/Year: \$2,065/ 2019
Assessment \$/Year:	\$348,000/2019	Survey/Year: No 1980	Survey Type: Boundary Only
Legal Description:	See Schedule A		

REALTOR® Information

Private Remarks: **This vacant land property will have 1 unit out of 11 units on mainland, located at 1242 Joe River Rd #2. 1-unit consists of 2 vehicle parking spots and 1 boat slip. Main cottage and property to be sold prior to this property being sold. Property is currently 270' frontage, 30 feet is being severed from the neighbouring lot, subject severance.**

Show Instructions: TLBO (List Brokerage)	Possession:
Commission: 2.5%	
Occupancy: Vacant	
Int Bearing Trust Acct: NIB	SPIS Schedule: No
Lockbox: None	SPIS: No
Commence Date: 04-Jun-2020	Sign: No
Expire Date: 06-Nov-2020	Arranged/Altered Contract: No
Seller Name: RICHARD MARK BEYERS	Contact Expired: No
	CDOM: 13

List Brokerage 1: ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REA	L/BR Phone: (705) 765-1820
List Salesperson 1: BOB CLARKE, Salesperson	L/SP Phone: (416) 209-1820
Email: bob@mymuskokacottages.com	L/SP Cell: (416) 209-1820
L/SP Fax: (705) 986-0164	Brokerage Web:

Prepared By: **BROKERAGE STAFF - ALYSSA BARSTAD, .** Full Report Date Printed: **06/17/2020**
ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLIN

All data is subject to Errors, Omissions or Revisions and is not warranted. 06/17/2020 11:32:14 AM