

19 TODHOLM Drive, Port Carling, Ontario P0B 1J0

Client Full
Active / Land

19 TODHOLM Dr Port Carling

MLS® #: 40171605
Price: **\$285,000**



Muskoka/Muskoka Lakes/Medora

Residential

Tax Amt/Yr: **\$270/2021**
Zoning: **R1**
Devel Chrg Pd: **Yes**
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Lot Size Acres: **0.44**
Acres Range: **< 0.5**
Frontage: **100.00**
Lot Dimensions: **100 x 182**
Lot Irregularities:
Lot Shape: **Rectangular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$270/2021**

Remarks/Directions

Public Rmks: **Cleared and ready to go, this building lot in a quiet and tranquil neighborhood of Port Carling is ready to be developed. Located only minutes from Port Carling's downtown core where you will find wonderful shops, restaurants, art galleries and more. Hydro has been installed, driveway installed, development fees paid and both building and septic permits in hand. Drawings and site plan for a newly designed home and garage are available to the buyer upon acceptance of an offer. Build your home or Northern Retreat in the Hub of Lakes in Muskoka.**

Directions: **Hwy 118 - south on Foreman Rd, turn left onto Mirror Lake Rd to Todholm #19, sign on property**

Exterior

Property Access: **Municipal Road**
Area Influences: **Downtown, Golf, Marina, Park, Place of Worship, Playground Nearby, School Bus Route, Schools, Shopping Nearby**
View: **Forest, Ridge, Trees/Woods** Fronting:
Topography: **Sloping**
Restrictions: **Unknown**

Land Information

Utilities: **Available** Sewer: **None**
Water Source: **None** Water Treatment:
Well Testing: Location: **Rural**
Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone Available**
Soil Test/Date: Soil Type: **Mixed**
Acres Clear: Acres Waste: Acres Workable: Lot Size: **0.441 Acres**
Lot Front (Ft): **100.00** Lot Depth (Ft): **182.00**

Property Information

Legal Desc: **PCL 24712 SEC MUSKOKA; LT 16 PL M373 MEDORA; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
Zoning: **R1** Survey: **Up-to-date/ 2021**
Assess Val/Year: **\$45,000/2016** Hold Over Days:
PIN: **481500183** Occupant Type:
ROLL: **445305000201600**
Possession/Date: **Immediate/** Deposit: **5%**

Brokerage Information

List Date: **10/01/2021**
List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA**
Source Board: **The Lakelands**

Prepared By: Brokerage Staff - A. Barstaad, Employee

Date Prepared: 10/01/2021

POWERED by itsorealestate.com. All rights reserved.

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

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Land'

Selected 1 of 1 result.