

N/A CARLSMOUNT Road, Bracebridge, Ontario P1L 1X1

Client Full
Active / Land

N/A CARLSMOUNT Rd Bracebridge

MLS® #: 40184080
Price: **\$899,900**



Muskoka/Bracebridge/Draper

Residential



Water Body: **Muskoka River**

Type of Water: **River**

Tax Amt/Yr: **\$814/2021**

Zoning: **RU/SR1**

Devel Chrg Pd: **No**

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Lot Size Acres: **96.45**

Acres Range: **50-99.99**

Frontage: **975.00**

Lot Dimensions: **975 x**

Lot Irregularities:

Lot Shape: **Rectangular**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$814/2021**

Remarks/Directions

Public Rmks: **Nearly 100 acres of development potential on the South Branch of the Muskoka River is waiting for you. 975' of riverfront is on the river/inlet. Option to buy additional shoreline on the river from Orillia Hydro to create direct water access / riverfront lots. Just 15 minutes to downtown Bracebridge.**

Directions: **Hwy 118 west to Hawn Road. Left on Hawn Road. Right on Carlsmount. Sign on property.**

Waterfront

Features: **Riverfront**

Dock Type: **None**

Shoreline: **Mixed, Natural**

Shore Rd Allow: **Not Owned**

Island Y/N: **No**

Frontage: **975.00**

Exposure: **South**

Exterior

Property Access: **Municipal Road, Year Round Road**

View:

Fronting: **North**

Topography: **Wooded/Treed**

Restrictions: **Unknown**

Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **At Lot Line-Hydro, Cell Service**

Acres Clear:

Acres Waste:

Acres Workable:

Lot Size:

96.450 Acres

Lot Front (Ft): **975.00**

Lot Depth (Ft): **0.00**

Sewer: **None**

Water Treatment:

Location: **Rural**

Property Information

Legal Desc: **LT 22 CON 8 DRAPER; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Zoning: **RU/SR1**

Assess Val/Year: **\$84,000/2021**

PIN: **480540511**

ROLL: **441805000710100**

Possession/Date: **Immediate/**

Survey: **None/**

Hold Over Days:

Occupant Type:

Deposit: **5%**

Brokerage Information

List Date: **11/06/2021**

List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA**

Source Board:

The Lakelands

Prepared By: Brokerage Staff - A. Barstaad, Employee

Date Prepared: 11/07/2021

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

Mls Status is 'Active'

List Office Key Numeric is 1010383

Co List Office Key Numeric is 1010383

Co List Office 2 Key Numeric is 1010383

Co List Office 3 Key Numeric is 1010383

Selected 1 of 12 results.

