

# BUMBLE BEE Road, Rosseau, Ontario P0C 1J0

Client Full  
**Active / Land**

**0 BUMBLE BEE Rd Rosseau**

MLS® #: **40223432**  
Price: **\$3,599,000**



## Parry Sound/Seguin/Seguin

### Residential



Water Body: **Little Lake Joseph**

Type of Water: **Lake**

Tax Amt/Yr: **\$6,575/2021**

Zoning: **LSR/EP**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Lot Size Acres: **4.18**

Acres Range: **2-4.99**

Frontage: **417.00**

Lot Dimensions: **417**

Lot Irregularities:

Lot Shape:

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$6,575/2021**

### Remarks/Directions

Public Rmks: **Little Lake Joe development opportunity with breathtaking views and ample privacy. Build your dream home or cottage amongst the mature trees on 4.25 acres nestled on Little Lake Joe. This property has 417' frontage of rocky shoreline and deep clear water that features a shallow bay with northeast exposure. Located close to Minett, Port Sandfield and Rosseau.**

Directions: **HWY 632 to Stanley House Rd to Jean Marie Rd to Bumble Bee Rd, follow until the end of the road. Sign on property.**

### Waterfront

Features: **Water Access**

Dock Type: **None**

Shoreline:

Shore Rd Allow: **Owned**

Island Y/N: **No**

Frontage: **417.00**

Exposure: **North, East**

### Exterior

Property Access: **R.O.W. (Deeded)**

Restrictions: **Environmentally Protected, Right-of-Way**

### Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **None**

Acres Clear:

Lot Front (Ft): **417.00**

Acres Waste:

Lot Depth (Ft):

Acres Workable:

Lot Size:

**4.180 Acres**

Sewer: **None**

Water Treatment:

Location: **Rural**

### Property Information

Legal Desc: **See Schedule B in documents**

Zoning: **LSR/EP**

Assess Val/Year: **\$1,304,000/2022**

PIN: **521950177**

ROLL: **490301000121600**

Possession/Date: **Flexible/**

Survey: **Available/ 2018**

Hold Over Days:

Occupant Type:

Deposit: **5%**

### Brokerage Information

List Date: **03/14/2022**

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

Source Board: 

**The Lakelands**

**Prepared By: Brokerage Staff - A. Barstaad, Employee**

**Date Prepared: 03/15/2022**

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**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 9 results.