

LT 37 HILLSIDE Drive, Georgian Bay, Ontario L0K 1S0

Client Full
Active / Land

[LT 37 HILLSIDE Dr Georgian Bay](#)

MLS® #: 40291942
Price: **\$49,000**



Muskoka/Georgian Bay/Baxter

Residential

Tax Amt/Yr: **\$0/2022**
Zoning: **RM1-2**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Lot Size Acres:
Acres Range: **< 0.5**
Frontage: **131.23**
Lot Dimensions: **131.23 x 184**
Lot Irregularities:
Lot Shape:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$0/2022**

Remarks/Directions

Public Rmks: **Great investment opportunity! This vacant 131.23 X 184 Ft Lot. Located in the town of Port Severn, Just minutes away from the beautiful Georgian Bay waterfront, parks, restaurants, golf, the Tay Trail, and more. Easy access to Highway 400 & neighboring cities. Great buy & hold opportunity!**

Directions: **HWY 400 NORTH, EXIT AT HONEY HARBOUR EXIT 156 TURN LEFT HILLSIDE IS ON RIGHT HAND SIDE**

Exterior

Property Access: **Municipal Road**

Land Information

Utilities:
Well Testing:
Acres Clear:
Lot Front (Ft): **131.23**

Acres Waste:
Lot Depth (Ft): **184.00**

Acres Workable:

Sewer:
Location:
Lot Size: **Square Feet**

None
Rural

Property Information

Legal Desc: **PCL 37-1 SEC MUSKOKA 35M616 LT 37 PL35 M616 BAXTER; GEORGIAN BAY; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Zoning: **RM1-2**

Assess Val/Year: **\$11,000/2016**

ROLL: **446503001206335**

Possession/Date: **Immediate/**

Survey: **None/**

Hold Over Days:

Deposit: **5,000**

Brokerage Information

List Date: **07/08/2022**

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA](#)

Source Board: **The Lakelands**

Prepared By: BOB CLARKE, Salesperson
POWERED by itsorealestate.com. All rights reserved.

Date Prepared: 07/13/2022

***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.