

BALDWIN Road, Bracebridge, Ontario P1L 1W8

Listing

Client Full
Active / Land

[0 BALDWIN Rd Bracebridge](#)

MLS®#: 40526419
Price: **\$599,000**

Muskoka/Muskoka Lakes/Monck (Muskoka Lakes)



Residential

Tax Amt/Yr:	\$651/2023	Trans Type:	Sale
Zoning:	EP1-OS2-RU1	Acres Range:	50-99.99
Devel Chrg Pd:		Frontage:	714.00
Official Plan:		Lot Dimensions:	714 x
Site Plan Apprv:		Lot Irregularities:	
		Lot Shape:	Irregular
		Common Interest:	Freehold/None
		Tax Amt/Yr:	\$651/2023

Remarks/Directions

Public Rmks: **Located just minutes from the town of Bracebridge and 15 minutes from the town of Port Carling, this property is perfectly situated to provide access to the amenities of either town, yet also provides the privacy and peacefulness of rural living. This blank canvas is ready for your creativity to build a country estate amongst the stunning woodlands made up of mixed forest, natural granite outcroppings and a small pond/wetland further back in the property. As you drive down Ziska Rd toward Baldwin, you notice the neighbourhood is built up of large acreage properties with custom built homes which adds to the feeling of serenity as you approach the dead end. This truly is a rare opportunity to own nearly 75 acres in a highly desirable area where few properties often change hands. Live amongst the forest with an abundance of wildlife just outside your front door.**

Directions: **Hwy 118 W to Ziska Rd. Left to Ziska to Baldwin. Follow to dead end.**

Exterior

Property Access:	Municipal Road, Paved Road	Fronting:	West
Area Influences:	Cul de Sac/Dead End		
View:			

Land Information

Utilities:		Sewer:	None
Water Source:	None	Water Treatment:	
Well Testing:		Location:	Rural
Services:	Electricity Available		
Acres Clear:		Acres Waste:	
Lot Front (Ft):	714.00	Lot Depth (Ft):	0.00
		Acres Workable:	
		Lot Size:	74.33 Acres

Property Information

Legal Desc:	PT LT 11 CON 8 MONCK PT 1, 2, 35R19553; MUSKOKA LAKES (Pin 481620531) PCL 27340 SEC MUSKOKA; PT LT 12 CON 8 MONCK PT 1 35R4756; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA (Pin 481620089)		
Zoning:	EP1-OS2-RU1	Survey:	Yes/
Assess Val/Year:	\$105,000/2022	Hold Over Days:	
PIN:	481620089	Occupant Type:	
ROLL:	445309000102800		
Possession/Date:	Immediate/	Deposit:	5%

Brokerage Information

List Date: **01/05/2024**
 List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port](#)

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Laura Billings, Employee
 Date Prepared: 01/08/2024

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