

ROCKSBOROUGH Road, Bracebridge, Ontario P1L 0A1

Client Full
Active / Land

0 ROCKSBOROUGH Rd Bracebridge

Listing ID: **40577890**

Price: **\$379,900**



Muskoka/Bracebridge/Draper

Residential

Tax Amt/Yr: **\$543/2023**
Zoning: **RU**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **100+**
Frontage: **1,283.00**
Lot Dimensions: **1,283 x**
Lot Irregularities:
Lot Shape:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$543/2023**

Remarks/Directions

Public Rmks: **Large plot of land located just outside the town of Bracebridge. 109 Acres of mature hard and softwood forest. Property is accessed via an unopened road allowance. Corner of the lot is located close enough to the road that you can walk in or park and drive in with an ATV. OFSC trail runs along the south end of the property.**

Directions: **HWY 11 NORTH TO FRASERBURG RD. EAST ON FRASERBURG TO ROCKSBOROUGH RD. SOUTH ON ROCKSBOROUGH. Access is via an unopened road allowance.**

Exterior

Area Influences: **Highway Access**
View:
Topography: **Wooded/Treed**
Restrictions: **Other**

Fronting: **North**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **None**
Acres Clear: Acres Waste:
Lot Front (Ft): **1,283.00** Lot Depth (Ft): **0.00**
Acres Workable:
Lot Size: **109.00 Acres**

Sewer: **None**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **PCL 15788 SEC MUSKOKA; LT 14 CON 12 DRAPER; S/T LT48485; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Zoning: **RU**
Assess Val/Year: **\$52,000/2022**
PIN: **480530078**
ROLL: **441805001308200**
Possession/Date: **Immediate/**

Survey: **Yes/**
Hold Over Days:
Occupant Type:
Deposit: **5%**

Brokerage Information

List Date: **04/25/2024**
List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Myan Mclean, Employee
Date Prepared: 04/25/2024

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