

# ROCKSBOROUGH Road, Bracebridge, Ontario P1L 0A1

Listing

Client Full  
**Active / Land**

[0 ROCKSBOROUGH Rd Bracebridge](#)

Listing ID: 40577890  
Price: **\$379,900**



## Muskoka/Bracebridge/Draper

### Residential

Tax Amt/Yr:	<b>\$543/2023</b>	Trans Type:	<b>Sale</b>
Zoning:	<b>RU</b>	Acres Range:	<b>100+</b>
Devel Chrg Pd:		Frontage:	<b>1,283.00</b>
Official Plan:		Lot Dimensions:	<b>1,283 x</b>
Site Plan Apprv:		Lot Irregularities:	
		Lot Shape:	
		Common Interest:	<b>Freehold/None</b>
		Tax Amt/Yr:	<b>\$543/2023</b>

### Remarks/Directions

Public Rmks: **Large plot of land located just outside the town of Bracebridge. 109 Acres of mature hard and softwood forest with scenic meandering creeks running throughout. Property has a 10x10 cabin on-site and an outhouse. 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 easily access by car/truck during Spring/Summer/Fall. OFSC trail runs along the south end of the property for easy access in the winter. (67380525)**

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:	<b>Highway Access</b>	Fronting:	<b>North</b>
View:			
Topography:	<b>Wooded/Treed</b>		
Restrictions:	<b>Other</b>		

### Land Information

Utilities:		Sewer:	<b>None</b>
Water Source:	<b>None</b>	Water Treatment:	
Well Testing:		Location:	<b>Rural</b>
Services:	<b>None</b>		
Acres Clear:		Acres Waste:	
Lot Front (Ft):	<b>1,283.00</b>	Acres Workable:	
Lot Depth (Ft):	<b>0.00</b>	Lot Size:	<b>109.00 Acres</b>

### Property Information

Legal Desc:	<b>PCL 15788 SEC MUSKOKA; LT 14 CON 12 DRAPER; S/T LT48485; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA</b>		
Zoning:	<b>RU</b>	Survey:	<b>Yes/</b>
Assess Val/Year:	<b>\$52,000/2022</b>	Hold Over Days:	
PIN:	<b>480530078</b>	Occupant Type:	
ROLL:	<b>441805001308200</b>		
Possession/Date:	<b>Immediate/</b>	Deposit:	<b>5%</b>

### Brokerage Information

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

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Myan Mclean, Employee  
Date Prepared: 05/22/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

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.