

18 CRIMSON Lane, Huntsville, Ontario P0B 1L0

Client Full
Active / Land

18 CRIMSON Ln Huntsville
Pending Board Approval

MLS® #: 40246937
Price: **\$399,900**



Muskoka/Huntsville/Stephenson

Residential

Tax Amt/Yr: **\$0/2022**
Zoning: **R1**
Devel Chrg Pd: **No**
Official Plan:
Site Plan Apprv: **Yes**

Trans Type: **Sale**
Lot Size Acres: **1.00**
Acres Range: **0.50-1.99**
Frontage: **147.00**
Lot Dimensions: **147 x 296**
Lot Irregularities:
Lot Shape:
Common Interest: **Condominium**
Tax Amt/Yr: **\$0/2022**

Remarks/Directions

Public Rmks: **Premium residential building lot located in Pine Haven Estates in the highly desired village of Port Sydney – Muskoka, the development is located off South Mary Lake Road. Port Sydney is located on the shores of Mary Lake which includes a chain of lakes with over 40 miles of boating. The lot is only minutes away from a beautiful sand beach and boat launch on Mary Lake, great swimming and boating. Other features in the area - North Granite Ridge Golf Course less than a minute away, shopping, easy access to Hwy 11 and both towns of Huntsville and Bracebridge and more. Services to this lot include economical natural gas for heating, Cogeco cable, Lakeland high-speed fibre optic, hydro and municipal garbage collection. The lot is level with a cleared building site, driveway and culvert are installed plus the lot includes a new drilled well – these items will save you thousands of dollars when building! This subdivision is nearing registration and you can place a reserve on this lot now, possession is expected to be fall of this year. See listing agent for additional info. This is a newly created lot - taxes/assessment to be determined. HST is included in the asking price. A great location for your new home!**

Directions: **South Mary Lake Road, see sign on the south side of the road to the west of Hiawatha Drive**

Common Elements

Common Element Fee Includes: **Year round maintenance of the road.**

Condo Fees: **\$75.00/Monthly**
Condo Fees Incl: **Other, Snow Removal**

Exterior

Property Access: **Private Road, Year Round Road**
Area Influences: **Beach, Cul de Sac/Dead End, Golf, Lake Access, Park, Playground Nearby, Quiet Area, Schools, Shopping Nearby**
View: **Trees/Woods** Fronting:
Topography: **Level, Wooded/Treed**

Land Information

Utilities:
Water Source: **Drilled Well** Sewer: **None**
Well Testing: Water Treatment:
Services: **Cable TV Available, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas Available** Location: **Rural**

Soil Test/Date:
Acres Clear: Acres Waste: Acres Workable: Soil Type: **Sandy**
Lot Front (Ft): **147.00** Lot Depth (Ft): **296.00** Lot Size: **1.000 Acres**

Property Information

Legal Desc: **Part 18 on a plan to be registered.**
Zoning: **R1** Survey: **Boundary Only/ 2021**
Assess Val/Year: **\$0/2022** Hold Over Days:
ROLL: **444204000910500**
Possession/Date: **Other/** Deposit: **5000**
Possession Rmks: **See listing Realtor**

Brokerage Information

List Date: **04/25/2022**
List Brokerage: **SUTTON GROUP MUSKOKA REALTY INC., BROKERAGE, HUNTSVILLE** 
Source Board: **The Lakelands**

Prepared By: TREVOR DOCHERTY, Broker of Record

Date Prepared: 04/25/2022

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

17 CRIMSON Lane, Huntsville, Ontario P0B 1L0

Client Full
Active / Land

17 CRIMSON Ln Huntsville
Pending Board Approval

MLS® #: 40246807
Price: **\$399,900**



Muskoka/Huntsville/Stephenson

Residential

Tax Amt/Yr: **\$0/2022**
Zoning: **R1**
Devel Chrg Pd: **No**
Official Plan:
Site Plan Apprv: **Yes**

Trans Type: **Sale**
Lot Size Acres: **1.00**
Acres Range: **0.50-1.99**
Frontage: **147.00**
Lot Dimensions: **147 x 296**
Lot Irregularities:
Lot Shape:
Common Interest: **Condominium**
Tax Amt/Yr: **\$0/2022**

Remarks/Directions

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Common Elements

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Condo Fees: **\$75.00/Monthly**
Condo Fees Incl: **Other, Snow Removal**

Exterior

Property Access: **Private Road, Year Round Road**
Area Influences: **Beach, Cul de Sac/Dead End, Golf, Lake Access, Park, Playground Nearby, Quiet Area, Schools, Shopping Nearby**
View: **Trees/Woods** Fronting:
Topography: **Level, Wooded/Treed**

Land Information

Utilities:
Water Source: **Drilled Well** Sewer: **None**
Well Testing: Water Treatment:
Services: **Cable TV Available, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas Available** Location: **Rural**
Soil Test/Date: Soil Type: **Sandy**
Acres Clear: Acres Waste: Acres Workable: Lot Size: **1.000 Acres**
Lot Front (Ft): **147.00** Lot Depth (Ft): **296.00**

Property Information

Legal Desc: **Part 17 on a plan to be registered.**
Zoning: **R1** Survey: **Boundary Only/ 2021**
Assess Val/Year: **\$0/2022** Hold Over Days:
ROLL: **444204000910500**
Possession/Date: **Other/** Deposit: **5000**
Possession Rmks: **See listing Realtor**

Brokerage Information

List Date: **04/25/2022**
List Brokerage: **SUTTON GROUP MUSKOKA REALTY INC., BROKERAGE, HUNTSVILLE** 
Source Board: **The Lakelands**

Prepared By: TREVOR DOCHERTY, Broker of Record

Date Prepared: 04/25/2022

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

11 CRIMSON Lane, Huntsville, Ontario P0B 1L0

Client Full
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[11 CRIMSON Ln Huntsville](#)

MLS® #: 40246087
Price: **\$399,900**



Muskoka/Huntsville/Stephenson

Residential

Tax Amt/Yr: **\$0/2022**
Zoning: **R1**
Devel Chrg Pd: **No**
Official Plan:
Site Plan Apprv: **Yes**

Trans Type: **Sale**
Lot Size Acres: **1.44**
Acres Range: **0.50-1.99**
Frontage: **193.00**
Lot Dimensions: **193 x 208**
Lot Irregularities:
Lot Shape:
Common Interest: **Condominium**
Tax Amt/Yr: **\$0/2022**

Remarks/Directions

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Property Access: **Private Road, Year Round Road**
Area Influences: **Beach, Cul de Sac/Dead End, Golf, Lake Access, Park, Playground Nearby, Quiet Area, Schools, Shopping Nearby**
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Topography: **Level, Wooded/Treed**

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Utilities:
Water Source: **Drilled Well** Sewer: **None**
Well Testing: Water Treatment:
Services: **Cable TV Available, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas Available** Location: **Rural**
Soil Test/Date: Soil Type: **Sandy**
Acres Clear: Acres Waste: Acres Workable: Lot Size: **1.440 Acres**
Lot Front (Ft): **193.00** Lot Depth (Ft): **208.00**

Property Information

Legal Desc: **Part 11 on a plan to be registered.**
Zoning: **R1** Survey: **Boundary Only/ 2021**
Assess Val/Year: **\$0/2022** Hold Over Days:
ROLL: **444204000910500**
Possession/Date: **Other/** Deposit: **5000**
Possession Rmks: **See listing Realtor**

Brokerage Information

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List Brokerage: **[SUTTON GROUP MUSKOKA REALTY INC., BROKERAGE, HUNTSVILLE](#)**
Source Board: **The Lakelands**

Prepared By: TREVOR DOCHERTY, Broker of Record

Date Prepared: 04/25/2022

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