

Susan Brown

<https://www.lakeofbayscottages.com/21>



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Chestnut Park Real Estate Limited, Brokerage
32 Florence Street East
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M4T 1X3

Long Line Lake / Hwy 117 Road, Baysville, ON, P0E 1E0, Canada

MLS®# 146066



Property Value	\$59,900
Type	Vacant Land
Lot Size Area	14.73 acres

Description

Great opportunity to build on this well treed fairly level lot which has frontage on both Highway 117 and Long Line Lake Road. The property being sold consists of a larger lot (Part 1, 14.46 acres) and a tiny piece on the other side of Long Line Lake Road (Part 4, .27 acres & 184 ft frontage on Long Line Lake Rd) totalling about 14.73 acres.

The legal description, MPAC Assessment and taxes shown in the listing information includes both Parts 1 & 4, but the Roll # shown in the listing information is only for Part 1 (the larger parcel). The Roll number for Part 4 is 4427 030 0150 2502, PIN # 480 640 492.

Listing agent is checking with the Township of Lake of Bays for current development fees which would be payable at the time of obtaining a building permit but Buyer should verify this as part of their due diligence. There is a land survey available that shows the boundaries. For sale signs should be installed by August 17 on Part 1.

