

95 HILL TOP Road, Arnstein, Ontario P0A 0A8

Client Full
Active / Land

95 HILL TOP Rd Arnstein

MLS® #: 40295316

Price: \$179,000



Parry Sound/Unorganized Centre Parry Sound District/Arnstein

Residential

Tax Amt/Yr: **\$286/2021**
Zoning: **RES**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Lot Size Acres: **0.54**
Acres Range: **0.50-1.99**
Frontage: **107.77**
Lot Dimensions: **107.77**
Lot Irregularities:
Lot Shape: **Rectangular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$286/2021**

Remarks/Directions

Public Rmks: **Calling all outdoor enthusiasts, campers, hunters & those looking for a quiet location to build a year-round rural retreat, home or a place to create your family's dream campground! Located in an unincorporated township at the end of a quiet cul de sac, 95 Hill Top features a level lot, an existing driveway, drilled well, septic, on site electrical, a creek running across the back of the property & is within walking distance of the local arena/community centre. Enjoy the areas many lakes including Seagull, Long, & Legrou Lakes & the Pickerel River System while you boat, fish or swim. Close to snowmobile/ATV trails, in an area known for great hunting, or take advantage of the areas vast amounts of Crown land to expand your rural playground- a fabulous location with something for everyone to enjoy in all seasons! But wait, it gets even better, the property is only about 10 minutes from restaurants, shopping, groceries, hardware stores and Port Loring! Don't wait, book your showing today.**

Directions: **HWY 522 to Hill Top Road to Sign on Property.**

Exterior

Property Access: **Municipal Road**
Area Influences: **Cul de Sac/Dead End, Rec./Community Centre, Trails**
View: **Trees/Woods** Fronting:
Topography: **Flat, Partially Cleared**
School District: **Near North District School Board**

Comments

Inclusions: **None**
Exclusions: **Trailers on site are not included.**

Land Information

Utilities: **Drilled Well** Sewer: **Septic**
Water Source: **Electricity** Water Treatment: **Rural**
Well Testing: Location:
Services: **0.540 Acres**
Acres Clear: Acres Waste: Acres Workable:
Lot Front (Ft): **107.77** Lot Depth (Ft):

Property Information

Legal Desc: **LOT 15 PLAN M459 DISTRICT OF PARRY SOUND**
Zoning: **RES** Survey: **Available/**
Assess Val/Year: **\$19,100/2016** Hold Over Days:
ROLL: **499908000602238**
Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

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

Prepared By: Jennifer Parker, Broker

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

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