



Property of the Muskoka & Haliburton Association of REALTORS®



Price: <b>\$84,000</b> Status: <b>Active</b>	MLS® #: <b>11207624</b>
Address: <b>LONE PINE DR</b> City: <b>PORT SYDNEY, P0B 1L0</b> Side of Road:	
Elem Schl: <b>VK GREER</b> Sec. School: <b>HHS</b>	
Lot Size: <b>242 X IRREG 33 ACRES</b> Square Footage: <b>0</b> Ttl Liv Sq Ft.: S.R.A.: <b>N/A</b>	District: <b>HV</b> Sub-Dist: <b>STEPH</b> Zoning: <b>RES</b>
Possession:	

**Public Info.** 33.23 acre parcel of land with access from Lone Pine Drive - 271 feet of frontage and also access from Stephenson Road 1 W - 273 feet of frontage. Severance potential to create two parcels - 17.05 acres from Stephenson Road 1 W and second parcel of 16.19 acres off of Lone Pine Drive. Buyer to verify all severance possibilities.

**Directions** Manitoba Street North to Lone Pine Drive or Hwy #11 North to Stephenson Road 1 W to Lone Pine

Type: <b>Vacant Lot(s)</b> Style: Title to Land: Property Size: <b>10.0 - 49.99 Acres</b> Land Features: <b>Wooded/Treed, Rolling</b> Access: <b>Year Round Municipal Road, Seasonal Municipal Road</b> WF Features: <b>None</b> Accessory Buildings:	Heating: Garage Type: Water: Sewer: Services: Rental Equipm.: Flooring:	Exterior: Driveway: Foundation: Int.Features: Ext. Features: Roof:
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**Inclusions**  
**Exclusions**

Bedrooms: <b>0</b> Bathrooms: <b>\</b> Rental Income: Year Built: Construction Status:	Sign: <b>Yes</b> Lockbox: Road Type: <b>Municipal</b>	UFFI: SPIS: <b>Acknowledged</b> Survey: <b>Yes</b>	Garage: Waterfront: <b>No</b> Gar.Details: Body of Water Type:
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Floor	Room	Size	Floor	Room	Size
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Full Assessed Value: \$  
Taxes: **\$400 (2010)**

Phased Assessment: **0**  
Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M220** :