

# Cross Property Client Full

**1245 BOUGHNER ROAD**

**Haliburton, ON K0M 1S0**

**Haliburton County/ Dysart Et Al/ Dysart**

**Land/ Residential/ For Sale**

**Active**

**Price: \$144,000.00**



MLS®#: **202680**  
 List Date: **07-Jun-2019**  
 Bedrooms (AG/BG): ( / )  
 Bathrooms (F/H): **0** ( / )  
 Sq Ft Finished  
 Title/Ownership: **Freehold**  
 Fronting On: **West**  
 Lot Front: **215.00**  
 Road Access Fee:  
 Access: **Municipal road**  
 Driveway Spaces/Type: / **Mutual/Shared/ Gravel**  
 Waterfront: **No**  
 Leased Land Fee:

Sq Ft. Unfinished  
 Recreational: **Yes**  
 Year Built/Desc: /  
 Lot Depth:  
 Lot Size/Acres: **75-99.99 Acres/ 83.00**  
 WF Exposure:

Public Remarks: **Beautiful acreage minutes to Haliburton. 83 acres of mixed hardwood bush with a roughed in road that runs through the property from Boughner Road to the West side of the acreage. Old stone piles scattered throughout the land. Boat launch and public access to Drag & Spruce lake is only 5 minutes away.**

Directions: **Harburn Road to Boughner Road to #1245 signs on the left.**

### Interior Features Exterior Features

Lot Shape: **Irregular** Lot Irregularities:  
 Restrictions: **Easement, Right-of-Way** FH Common Fee:  
 Services: **At Lot Line-Hydro, Cell Service**  
 Topography: **Rolling, Wooded/Treed** Alternative Power:  
 Water/Supply Type: **None/** Sewage: **None**  
 Site Influences: **None**

### Inclusions/Exclusions

Exclusions: **none**

### Land

Total: **83.00** Rented:  
 Fenced: Bush:  
 Clear: Tiled-System:

Soil Test/Date: /  
 Soil Type: **Other (see remarks)**  
 Development Charges: **No**

### Tax Information

Roll#: **462401300008201** Local Improve Fee/Comments /  
 Pin#: **391840050** Zoning: **see twp** Taxes/Year: **\$330/ 2018**  
 Assessment \$/Year: **\$52,000/2016** Survey/Year: **No** Survey Type:  
 Legal Description: **Please see documents**

**RE/MAX NORTH COUNTRY THH REALTY, BROKERAGE, HALIBURTON - M421**

**Client Full Report**

**Date Printed: 06/14/2019**

**Prepared By: OFFICE ADMIN - J. VAUGHAN, .**

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**All data is subject to Errors, Omissions or Revisions and is not warranted. 06/14/2019 11:28:45 AM**