

Cross Property Client Full

LOT 33 ALPINE RIDGE ROAD

Land/ Residential/ For Sale

**Price:
\$1,250,000.00**

**Haliburton, ON KOM 1S0
Haliburton County/ Dysart Et Al/ Harcourt**

Active



MLS®#: **262171**
 List Date: **29-May-2020**
 Sq Ft Finished
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **4,175.00**
 Road Access Fee:
 Access: **Private Road, Year Round**
 Driveway Spaces/Type: **2/ Private Double Wide/ Gravel**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ Percy**
 Shore Rd Allowance: **Owned**
 WF Features: **Water Access**
 Shore Line: **Rocky**
 Leased Land Fee:

Bedrooms (AG/BG): (/)
 Bathrooms (F/H): **0** (/)
 Sq Ft. Unfinished
 Recreational: **Yes**
 Year Built/Desc: /
 Lot Depth:
 Lot Size/Acres: **Over 100 Acres/ 109.07**
 WF Exposure: **East**
 WF Frontage Ft: **2,926**

Public Remarks: **Unique parcel of land located in the northern part of Haliburton County on beautiful Percy Lake. 109 acres of mature hardwood forest, 2920 feet of waterfront and amazing views overlooking the south basin of the lake. There has been a trail roughed into the water's edge from the elevated building site. This lot offers superb privacy and sensational views. Common element fees are \$110 per month.**

Directions: **Hodgson Drive to Burlywood Trail to Alpine Ridge Road to lot #33**

Interior Features Exterior Features

Add'l Monthly Fees: Exposure: **East** Pool:
 Restrictions: **None**
 Services: **At Lot Line-Hydro, Telephone**
 Topography: **Rolling, Sloping** Alternative Power:
 Water/Supply Type: **None/** Sewage: **None**
 Site Influences: **None**
 Schools: **SBES JDHES HHSS**

Inclusions/Exclusions

Exclusions: **None**

Land

Total: ACREAGE **109.07** Rented: Soil Test/Date: /
 Clear: Tiled-System: Development Charges: **No**

Tax Information

Roll#: **462405000001456** Local Improve Fee/Comments /
 Pin#: **391530458** Zoning: **see twp** Taxes/Year: **\$3,766/ 2018**
 Assessment \$/Year: **\$635,000/2016** Survey/Year: **Yes 2015** Survey Type: **Available**
 Legal Description: **LOT 1, PLAN 19M13 (Lot 33 on the site plan)**

RE/MAX PROFESSIONALS NORTH THH REALTY, BROKERAGE,

Client Full Report

Date Printed: 06/24/2020

Prepared By: OFFICE ADMIN - J. VAUGHAN, .

RE/MAX PROFESSIONALS NORTH THH REALTY, BROKERAGE, HALIBURTON - M421

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