



**GRASS RIVER**

Water Frontage: **512.90**

Exposure: **South**

Price: <b>\$995,000</b>	MLS® #: <b>391740398</b>
Status: <b>Active</b>	
Address: <b>5219 COUNTY ROAD 21</b>	
City: <b>HALIBURTON, K0M 1S0</b>	
Side of Road: <b>North</b>	
Elem Schl: <b>JDHES</b>	
Sec. School: <b>HHSS</b>	
Lot Dimension/Acreage: <b>532 X IRREGULAR/3.8 ACRES</b>	Major Area: <b>HB</b>
Zoning Source: <b>Other</b>	District: <b>DEA</b>
SQ.FT. above: <b>2,400</b>	Sub-Dist: <b>DYSAR</b>
Total SqFt Finished: <b>2,800</b>	Zoning: <b>COMM</b>
Shore Road Allowance (SRA): <b>Not Owned</b>	
Road Access: <b>Yes</b>	
Possession: <b>TBA</b>	

**Public Info.** Commercial development opportunity. 3 separately deeded parcels on approximately 3.8 acres of prime development land. 512 feet of water frontage with access to the five lake chain. 532 feet of frontage on County Road 21. Beautiful 2400 square foot home with expansive views over water. Drilled well and on town sewers. Location, location, location.

**Directions** County Road 21 to #5219 (Between Bridge and Timbermart)

Type: <b>Single Family</b>	Heating/Mechanical: <b>Electric, Forced Air, Heat Pump, Woodstove</b>	Exterior: <b>Aluminum, Shingles</b>
Style: <b>2 Storey</b>	Garage Type: <b>Detached</b>	Driveway: <b>Circular, Gravel</b>
Title to Land: <b>Freehold</b>	Water: <b>Drilled</b>	Foundation: <b>Block, Concrete</b>
Property Size: <b>3.0 - 9.99 Acres</b>	Sewer: <b>Municipal</b>	Basement: <b>Full, Partially Finished</b>
Land Features: <b>Cleared - Part, Sloping / Terrace, View, Water View</b>	Utilities/Services: <b>Cell Service, Electricity, Street Lights, Telephone</b>	Interior Features: <b>Built-in Appliances, Central Vac, Ensuite, Fireplace(s), Main Floor Family Room</b>
Access: <b>Highway Access</b>	Rental Equipm.: <b>None</b>	Ext. Features: <b>Deck</b>
Waterfront Features: <b>Waterfront Travelled Road Between</b>	Lease-To-Own Equip: <b>None</b>	Roof: <b>Asphalt Shingle</b>
Shoreline: <b>Natural</b>		Flooring: <b>Carpet, Ceramic Tile, Wood</b>
Accessory Buildings: <b>Shop/Barn</b>		

Easements/Restrictions: **Easement**

**Inclusions** Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer

**Exclusions** All personal items

Bedrooms: <b>2+0</b>	Sign: <b>Yes</b>	Garage: <b>No</b>
Bathrooms: <b>2 \ 1</b>	SPIS: <b>No</b>	Waterfront: <b>Yes</b> Body of Water Type: <b>RIVER</b>
Rental Income: <b>POTENTIAL</b>	Survey: <b>Yes</b>	
Yr.Built:		
Construction Status: <b>Exists</b>		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	BEDROOM	28'6 X 13'	2ND FLOOR	STORAGE	7'8 X 6'
MAIN FLOOR	KITCHEN	13'1 X 9'6	LOWER LEVEL	REC ROOM	27'3 X 14'7
MAIN FLOOR	DINING ROOM	12'5 X 10'8	LOWER LEVEL	LAUNDRY	15'7 X 9'10
MAIN FLOOR	LIVING ROOM	19'2 X 23'5	LOWER LEVEL	UTILITY	22' X 22'
MAIN FLOOR	FOYER	28'9 X 6'	LOWER LEVEL	STORAGE	20'7 X 8'10
2ND FLOOR	FAMILY ROOM	29'9 X 10'	LOWER LEVEL	STORAGE	COLD 8'6 X 7'1
2ND FLOOR	BEDROOM	28'9 X 10'			

Full Assessed Value: **\$496,500**      Phased Assessment: **496500 (2016)**  
 Taxes: **\$2968 (2015)**      Improvement / Capital Chgs: **NO**

Listing Office: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M288**



Compliments of: **TROY AUSTEN, Sales Person: 705-457-9999**  
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 Company Name: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M288, INDEPENDENTLY OWNED AND OPERATED: 705-457-9999**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.

