

# Cross Property Client Full

## - CLARENCE ROAD

**Minden Hills, ON K0M 2K0**

**Haliburton County/Minden Hills/Minden**

**Land/Residential/For Sale**

**Active**



MLS®#: **163131**  
List Date: **29-Oct-2018**

Sq Ft Finished  
Title/Ownership: **Freehold**  
Fronting On: **South**  
Lot Front: **945.01**

Road Access Fee:

Access: **Municipal road**  
Driveway Spaces/Type: **2/Private Triple+ Wide/GI**  
Waterfront: **No**

Bedrooms (A  
Bathrooms (F  
Sq Ft. Unfinis  
Recreational:  
Year Built/De  
Lot Depth:  
Lot Size/Acre

Public Remarks: **Large acreage parcel located just minutes to the town of Minden. 34 acres of hardwood forest with a large pond on the south portion of the acreage. Hydro is to the lot line.**

Directions: **Hwy 35 to Clarence Road to the end and signs**

### Interior Features Exterior Features

Restrictions: **None**  
Services: **At Lot Line-Hydro, Cell Service**  
Topography: **Wooded/Treed**  
Water/Supply Type: **None/**  
Site Influences: **None**

Alternative Power:  
Sewage: **None**

### Inclusions/Exclusions

Inclusions: **None**

Exclusions: **None**

### Land

Total: **34.00** (under ACREAGE)  
Clear:  
Rented:  
Tiled-System:  
Soil Test/Date: /  
Development Charges: **No**

### Tax Information

Roll#: **461603100048200**  
Pin#: **391890052**  
Assessment \$/Year: **\$49,000/2016**  
Legal Description: **PT LT 2 CON 7 MINDEN AS IN H231473 T/W S/T H231473; MINDEN HILLS**  
Local Improve Fee/Comments /  
Zoning: **see twp**  
Survey/Year: **No**  
Taxes/Year: \$  
Survey Type:

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

**Client Full Report**

**Date**

**Prepared By: TROY AUSTEN, Salesperson**

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

**All data is subject to Errors, Omissions or Revisions and is not warranted. 11/05/2018 10**