



Price: <b>\$400,000</b>	MLS® #: <b>391530440</b>
Status: <b>Active</b>	
Address: <b>LOT 15 FLATWATER COVE TRAIL</b>	
City: <b>HALIBURTON, K0M 1S0</b>	
Side of Road: <b>North</b>	
PKA: <b>PHASE 4</b>	
Elem Schl: <b>JDHES</b>	
Sec. School: <b>HHSS</b>	
Lot Dimension/Acreage: <b>653 X IRREG (9.44 AC)</b>	Major Area: <b>HB</b>
Zoning Source: <b>Other</b>	District: <b>DEA</b>
S.R.A.: <b>Owned</b>	Sub-Dist: <b>HARBU</b>
Road Access: <b>Yes</b>	Zoning: <b>SEE TWP</b>
Possession: <b>T.B.A</b>	

<b>PERCY LAKE</b>	
Water Frontage: <b>653.00</b>	Exposure: <b>North</b>

<b>Public Info.</b>	Large parcel of vacant waterfront on pristine Percy Lake. This lot completely private with elevated views of Percy Lake. It has a great level building area and views of the lake. Parcel comes with 1,200 acres of common elements. Condo fees are currently \$50. Road is year round. Sub dividers agreement must be used in all offers.
<b>Directions</b>	Harburn Road to Hodgson Road to Burlywood Trail to Bryson Trail to Alpine Ridge to flatwater cove trail to Lot #15

Type: <b>VL: Recreational</b>	Waterfront Features: <b>Water Frontage</b>	Driveway: <b>Gravel, Single</b>
Land Use: <b>Recreational</b>	Shoreline: <b>Deep, Rocky</b>	Site Influences: <b>Treed, View</b>
Sale/lease: <b>For Sale Only</b>	Water: <b>None</b>	
Title to Land: <b>Freehold</b>	Sewer: <b>None</b>	
Property Size: <b>3.0 - 9.99 Acres</b>	Utilities/Services: <b>Electrical To Lot</b>	
Land Features: <b>Sloping / Terrace, View, Wooded/Treed</b>	Soil Type: <b>Unknown</b>	
Access: <b>Year Round Private Road</b>	Documents: <b>Legal Description, Site Plan Agreement, Subdivision Plan</b>	

Easements/Restrictions: <b>None</b>
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<b>Inclusions</b>	none
<b>Exclusions</b>	none

Yr.Built:	Sign: <b>Yes</b>	Waterfront: <b>Yes</b>	Body of Water Type: <b>LAKE</b>
	SPIS: <b>No</b>		
	Survey: <b>Yes</b>		

Workable Acres:	Treed Acres: <b>YES</b>	Fenced Acres:
Pasture Acres:	Waste/Other Acres:	Tiled Acres:
<b># of Outbuildings</b>	<b>0</b>	

Full Assessed Value: <b>\$0</b>	Phased Assessment: <b>0 (2017)</b>
Taxes: <b>\$1500 (2017)</b>	Improvement / Capital Chgs: <b>NO</b>

Listing Office: <b>RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M288</b>
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	Compliments of: <b>JEFFREY WILSON, Sales Person: 705-457-9999</b>
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	Company Name: <b>RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M288, INDEPENDENTLY OWNED AND OPERATED: 705-457-9999</b>

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