



PERCY LAKE

Water Frontage: **505.00** Exposure: **East**

Price: \$459,000	MLS® #: 391530456
Status: Active	
Address: LOT 31 FLATWATER COVE TRAIL	
City: HALIBURTON, K0M 1S0	
Side of Road: East	
PKA: PHASE 4	
Elem Schl: JDHES	
Sec. School: HHSS	
Lot Dimension/Acreage: 505` X IRREG (15.27 AC)	Major Area: HB
Zoning Source: Other	District: DEA
S.R.A.: Owned	Sub-Dist: HARBU
Road Access: Yes	Zoning: SEE TWP
Possession: T.B.A	

Public Info. Percy Lake vacant waterfront offers great privacy, well treed and ideal for a walkout basement. This gently sloped lot has 505' of water-frontage and 15 acres of land. Enjoy the early morning sun rise with large open lake views. Property comes with 1,200 acres of common elements of forested land. \$50.00 per month condo fees. Located on a year round private road.

Directions Harburn Road to Hodgson Road to Burlywood to Bryson to Alpine Ridge to Flatwater Cove Trail #31

Type: VL: Recreational	Waterfront Features: Water Frontage	Driveway: Gravel, Single
Land Use: Recreational	Shoreline: Natural, Rocky, Shallow	Site Influences: Other
Sale/lease: For Sale Only	Water: None	
Title to Land: Condominium Act	Sewer: None	
Property Size: 10.0 - 49.99 Acres	Utilities/Services: Electrical To Lot	
Land Features: Sloping / Terrace, Water View, Wooded/Treed	Soil Type: Unknown	
Access: Year Round Private Road	Documents: Legal Description, Site Plan Agreement, Subdivision Plan	

Easements/Restrictions: **Right of way**

Inclusions	none
Exclusions	none

Yr.Built:	Sign: Yes	Waterfront: Yes	Body of Water Type: LAKE
	SPIS: No		
	Survey: Yes		

Workable Acres:	Treed Acres: 15.27	Fenced Acres:
Pasture Acres:	Waste/Other Acres:	Tiled Acres:
# of Outbuildings	0	

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

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



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

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