

Cross Property Client Full

- BRYSON TRAIL

Haliburton, ON KOM 1S0
Haliburton County/ Dysart Et Al/ Harburn

Land/ Residential Building Lot/ For Sale
Active

Price:
\$1,600,000.00



MLS®#:	182283	Bedrooms (AG/BG):	(/)
List Date:	11-Mar-2019	Bathrooms (F/H):	0 (/)
Sq Ft Finished		Sq Ft. Unfinished	
Title/Ownership:	Freehold	Recreational:	Yes
Fronting On:	North	Year Built/Desc:	/
Lot Front:	399.00	Lot Depth:	
Road Access Fee:		Lot Size/Acres:	Over 100 Acres/ 165.00
Access:	Private Road, Year Round		
Driveway Spaces/Type:	/ Private Single Wide/		
Waterfront:	Yes	WF Exposure:	North West
WF Type/Name:	Lake/ Percy	WF Frontage Ft:	1,253
Shore Rd Allowance:	Owned		
WF Features:	Beach		
Shore Line:	Sandy		
Leased Land Fee:			

Public Remarks: If you're looking for the ultimate privacy, level, sand beach large lake views and sunsets then this parcel of land just might be what you have been waiting for. Two separate lots for a family compound allowing you to build two cottages. The large acreage is 165 acres of mixed forested land abutting 1200 acres of common elements. There are currently two buildings on the property that was used for a hunting camp over the last few decades. The second building lot is 5.7 acres slightly elevated with great views of Percy Lake. Golden Sand beach and the true feeling of peace and tranquility.

Directions: Harburn Road to Hodgson Drive to Burlywood to Bryson

Interior Features
Exterior Features

Add'l Monthly Fees:		Exposure:	North West	Pool:	
Restrictions:	None				
Services:	At Lot Line-Hydro				
Topography:	Flat, Rolling, Wooded/Treed			Alternative Power:	
Water/Supply Type:	None/			Sewage:	None
Site Influences	Beach				

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **none**

Land

Total:	<u>ACREAGE</u>	Rented:	Soil Test/Date:	/
Clear:	165.00	Tiled-System:	Development Charges:	Unknown

Tax Information

Roll#:	462405000001463	Local Improve Fee/Comments	/
Pin#:	391530465	Zoning:	see twp
Assessment \$/Year:	\$295,000/2016	Survey/Year:	Yes 2015
Legal Description:	see documents	Taxes/Year:	\$1,716/ 2017
		Survey Type:	Available

RE/MAX NORTH COUNTRY THH REALTY, BROKERAGE, HALIBU

Client Full Report

Date Printed: 03/28/2019

Prepared By: OFFICE ADMIN - J. VAUGHAN, .

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

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