

17 MACPHERSON Crescent, Eldon, Ontario K0M 2B0

Listing

Client Full
Active / Land

17 MACPHERSON Cr Eldon

MLS® #: **40116213**
Price: **\$288,000**



Kawartha Lakes/Kawartha Lakes/Eldon (Twp) Residential

Water Body: **Canal Lake**
Type of Water: **Lake**
Tax Amt/Yr: **\$780/2020**
Zoning: **RR3**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Lot Size Acres: **0.36**
Acres Range: **< 0.5**
Frontage: **110.00**
Lot Dimensions: **110 x 157**
Lot Irregularities:
Lot Shape: **Irregular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$780/2020**

Remarks/Directions

Public Rmks: **This is a cleared, level and dry building lot on Canal Lake. The 0.36 acre lot has 110 ft of south-east facing waterfront along a narrow inlet off of Canal Lake. There is an adjacent municipally-owned lot that provides a nice green-space buffer. The are a number of year-round residents in this pleasant community along Macpherson Crescent. The property is accessed by a municipally serviced road and it is an easy drive to Orillia, Newmarket and the GTA.**

Directions: **County Road 48 to Centennial Park Road to Macpherson Crescent**

Waterfront

Features: **Canal Front, Trent System**
Dock Type: **None**
Shoreline: **Natural**
Shore Rd Allow: **None**
Island Y/N: **No**

Frontage: **110.00**
Exposure: **East**

Exterior

Property Access: **Municipal Road**
Area Influences: **Highway Access, School Bus Route**
View: **Canal, Lake**
Topography: **Level**
Restrictions: **None**
School District: **Trillium Lakelands District School Board**
Elementary School: **Kirkfield Public School**

Fronting: **East**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro, Garbage/Sanitary Collection**
Acres Clear: **110.00**
Lot Front (Ft): **110.00**

Acres Waste: **157.00**
Lot Depth (Ft): **157.00**

Sewer: **None**
Water Treatment:
Location: **Rural**
Acres Workable:
Lot Size: **0.362 Acres**

Property Information

Legal Desc: **LT 6 PL 415; KAWARTHA LAKES**
Zoning: **RR3**
Assess Val/Year: **\$82,000/2021**
PIN: **631700421**
ROLL: **165116005067805**
Possession/Date: **Flexible/**

Survey: **None/**
Hold Over Days: **90**
Occupant Type:

Deposit: **15000**

Brokerage Information

List Date: **05/29/2021**
List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170** 
Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 05/29/2021

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