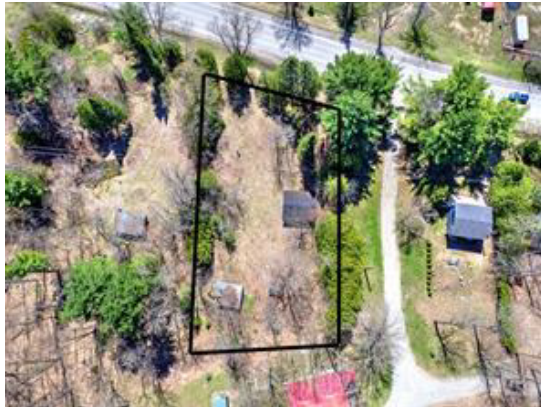


3621 MONCK Road, Norland, Ontario K0M 2L0

Listing

Client Full
Active / Land**3621 MONCK Rd Norland****MLS® #: 40103507**
Price: \$229,000**Kawartha Lakes/Kawartha Lakes/Somerville (Twp)****Residential**

Tax Amt/Yr: **\$550/2021**
 Zoning: **RR3**
 Devel Chrg Pd:
 Official Plan:
 Site Plan Apprv:

Trans Type: **Sale**
 Lot Size Acres: **0.38**
 Acres Range: **< 0.5**
 Frontage: **113.70**
 Lot Dimensions: **113.7 x 180**
 Lot Irregularities:
 Lot Shape: **Rectangular**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$550/2021**

Remarks/Directions

Public Rmks: **A 0.38 acre building lot on Monck Road at the north end of Shadow Lake. The lot is gently sloping and cleared, with three structures including an old cabin and workshop. Nice south-facing views of Shadow Lake. Easy access to services in Norland and Cobocok. Public beach and boat launch are nearby.**

Directions: **Highway 35 North to Norland. Right on Monck Road**

Exterior

Property Access: **Municipal Road**
 Area Influences: **Beach, School Bus Route**
 View: **Lake**
 Topography: **Sloping**
 Restrictions: **None**
 School District: **Trillium Lakelands District School Board**
 Elementary School: **Ridgewood Public School**

Fronting:

Land Information

Utilities:
 Water Source: **None**
 Well Testing:
 Services: **Electricity Available, Garbage/Sanitary Collection**
 Acres Clear:
 Lot Front (Ft): **113.70**
 Acres Waste:
 Lot Depth (Ft): **180.00**

Sewer: **None**
 Water Treatment:
 Location: **Rural**

Acres Workable: Lot Size: **0.383 Acres****Property Information**

Legal Desc: **PT LT 6 PL 293 AS IN R396767; KAWARTHA LAKES**
 Zoning: **RR3**
 Assess Val/Year: **\$56,000/2021**
 PIN: **631200712**
 ROLL: **165131004026900**
 Possession/Date: **Flexible/**

Survey: **Boundary Only/ 1953**
 Hold Over Days: **60**
 Occupant Type:

Deposit:

Brokerage Information

List Date: **04/28/2021**
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170** 
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record**Date Prepared: 04/28/2021****POWERED by itsorealestate.com.** All rights reserved.***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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