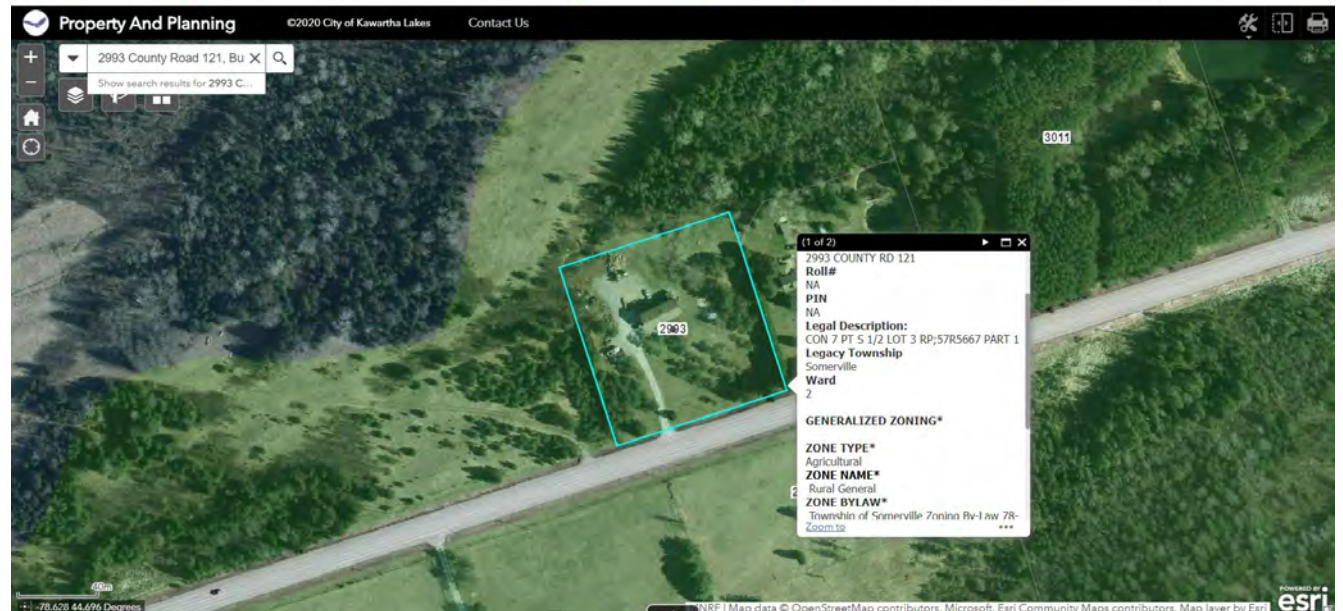
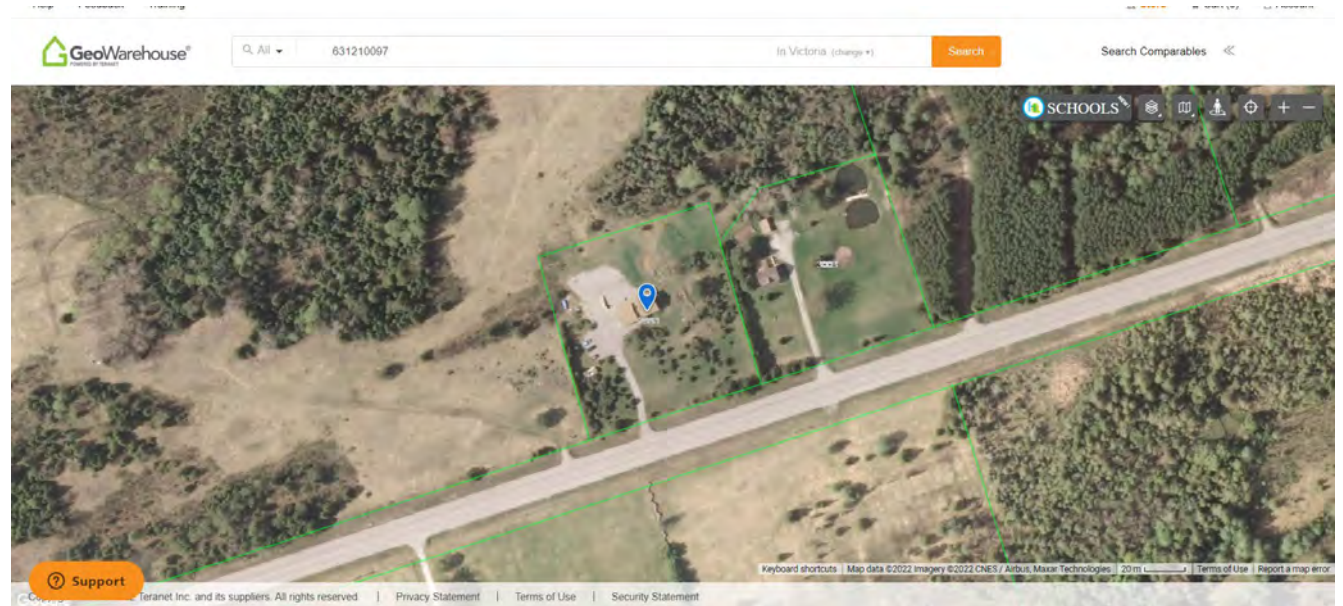


2993 County Road 121
Burnt River, ON



#2993 County Road 121

- Assessed Value: \$262,000
- 290 ft highway frontage
- 2.03 acres
- Rural General (Agricultural)





Property Overview

This spacious country home is situated on 2.03 acres of open space with nature surrounding the property.

Large lawns for enjoying around the campfire and gravel parking for all your fun and toys.

Located within 15 minutes of Fenelon Falls or Bobcaygeon makes this location easy access to everything you need.

- Closest hospital is Ross Memorial in Lindsay
- ATV, Snowmobile, Hiking trails, boat launches all close for year round family fun
- High speed internet and cell service



Inner Workings

Septic

- Installed in 2006

Water Source

- The water is from a Drilled well, the Well Record is available

Heating

- Forced Air Propane Furnace with Air Conditioning (2016)
- Propane Supplier is Northwood (out of Fenelon Falls)

Internet

- Unlimited data with xplornet (\$88.70/mth). Sellers have not had TV service (ie: ExpressVu) as they stream all their TV needs

Hot Water and Air Conditioner

- Both are rentals via Reliance Home Comfort



Inclusions & Exclusions

Inclusions	Exclusions
<ul style="list-style-type: none">- all appliances upstairs - Fridge, stove, dishwasher- washer, dryer set in the lean-to- Washer and dryer in the house	<ul style="list-style-type: none">• Deep Freezer• all appliances downstairs including Dishwasher• All furniture aside from what is identified in the inclusions• hot tub is negotiable outside of the sale of the house• All equipment, trailers, SxS, Snowmobiles, Vehicles

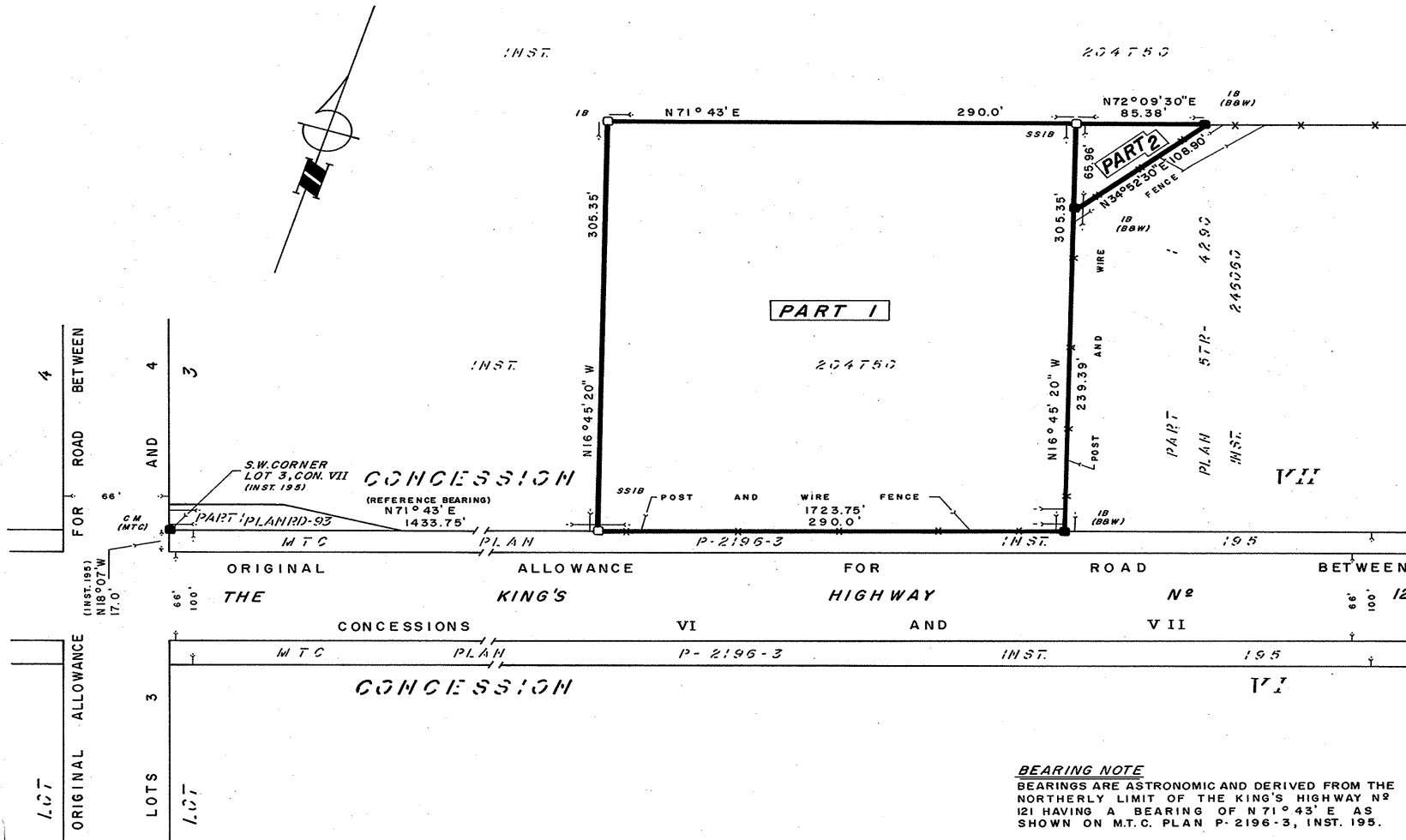
PLAN OF SURVEY OF
PART OF LOT 3, CONCESSION VII
TOWNSHIP OF SOMERVILLE
COUNTY OF VICTORIA
SCALE: 1 INCH = 60 FEET
GREG BISHOP O.L.S.
1989

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT.
OCTOBER 30, 1989 *Paul Wilson*
DATE PAUL WILSON
CAUTION: THIS PLAN IS NOT A
PLAN OF SUBDIVISION WITHIN THE
MEANING OF THE PLANNING ACT.

PLAN 57R-5667
RECEIVED AND DEPOSITED
1 November, 1989
Greg Bishop
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF VICTORIA (N^o 57)

SCHEDULE

PART	LOT	CON.	PART OF INST.	AREA
1	3	VII	204750	2.032 Ac.
2				0.065 Ac.



LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF

- DENOTES PLANTED
- DENOTES FOUND
- SI18 DENOTES STANDARD IRON BAR
- SS18 DENOTES SHORT STANDARD IRON BAR
- 18 # DENOTES 3/4" DIA. ROUND IRON BAR
- 18 DENOTES 5/8" SQ. IRON BAR
- IT DENOTES IRON TUBE
- (924) DENOTES H.C. BISHOP O.L.S.
- (755) DENOTES J.B. TREPANIER O.L.S.
- (B&W) DENOTES BISHOP & WILSON O.L.S.
- (M.T.C.) DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS
- CM DENOTES CONCRETE MONUMENT

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
- THIS SURVEY WAS COMPLETED SEPTEMBER 29, 1989.

HALIBURTON, ONTARIO.
OCTOBER 12, 1989.
Greg Bishop
GREG BISHOP
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE ASTROMOMIC AND DERIVED FROM THE
NORTHERLY LIMIT OF THE KING'S HIGHWAY N^o
121 HAVING A BEARING OF N71°43'E AS
SHOWN ON M.T.C. PLAN P-2196-3, INST. 195.

BISHOP & WILSON LTD. ONTARIO LAND SURVEYORS

HEAD OFFICE
BOX 309, HALIBURTON
ONTARIO, K0M 1S0
(705) 457-2811

BRANCH OFFICES
3 KING ST. E.
BOBCAYGEON
ONTARIO, K0M 1A0
(705) 738-2231

BOX 311, MINDEN
ONTARIO, K0M 2K0
(705) 286-2811



