

568 THREE MILE LAKE RD Road, Katrine, Ontario P0A 1J0

Client Full
Incomplete / Residential

568 THREE MILE LAKE RD Rd Katrine

MLS® #: 40171892
 Price: **\$299,900**

Parry Sound/Armour/Katrine



Mobile/Mobile Home

	Beds	Baths	Kitch
Main	2	1	1

Beds: **2 (2 + 0)**
 Baths: **1 (1 + 0)**
 SF Fin Total: **938/Owner**
 SF Fin Range: **501 to 1000**
 AG Fin SF: **938.00/Owner**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$819/2021**

Remarks/Directions

Public Rmks: **Have you been searching for an affordable vacation property? Look no further - this four season home located in the beautiful Almaguin Highlands has everything you've been searching for without the big price tag. Just 2.5 hours from the GTA and conveniently located near HWY 11 on a municipally maintained year-round road, welcome to your private getaway. With just over 2 acres of peaceful and private property you can enjoy nature and the mature trees surrounding the property. Stunning Three Mile Lake is just across the road with public lake access only a one minute walk away, the perfect place to launch the kayak or paddle board, or launch the boat at the public boat launch just 1.5km away. The Almaguin Highlands Golf and Country Club is just 2km away as well as great snowmobile trails in the area there is something to do all year round. Only 10 minutes drive to Burks Falls and 25 Minutes to Huntsville, you have all the shopping and amenities you need close by. Freshen up and enjoy the current cottage or build your dream home on this great sized lot. No offer date so get in quick before it's gone!**

Directions: **FROM HWY 11 NORTH BOUND - RIGHT ON TO THREE MILE LAKE ROAD**

Common Elements

Exterior

Construct. Material: Vinyl Siding	Foundation: Piers	Roof: Asphalt Shingle
Shingles Replaced: 2010	Serial Number: 0	Prop Attached: Detached
Year/Desc/Source: 1990//Owner	Property Access: Municipal Road, Year Round Road	Apx Age: 31-50 Years
Mobile Home Yr:	Other Structures: Shed	Lot Fees:
Garage & Parking: Private Drive Double Wide//Gravel Driveway	Driveway Spaces: 10.0	Rd Acc Fee:
Parking Spaces: 10	Parking Assigned:	Winterized: Fully Winterized
Parking Level/Unit:	Services: Electricity, Internet Other, Telephone	Garage Spaces:
Water Source: Dug Well	Water Tmnt: Sediment Filter	Sewer: Septic
Lot Size Area/Units: 2.060/Acres	Acres Range: 2-4.99	Acres Rent:
Lot Front (Ft): 200.00	Lot Depth (Ft): 450.00	Lot Shape: Rectangular
Location: Rural	Lot Irregularities: 200 X 450	Land Lse Fee:
Area Influences: Ample Parking, Beach, Campground, Golf, Highway Access, Lake Access, Lake/Pond, Quiet Area, Trails	Retire Com:	Fronting On: North
View: Trees/Woods		
Topography:		

Interior

Interior Feat: Water Heater Owned, Water Treatment	Basement Fin:
Basement: None	
Laundry Feat: In Bathroom, Main Level	
Cooling: None	
Heating: Electric Forced Air, Woodstove	
Fireplace: 1/Living Room, Wood Stove	FP Stove Op:
Inclusions: Dryer, Range Hood, Refrigerator, Satellite Dish, Stove, Washer, Window Coverings	
Add Inclusions: Internet Satellite Dish and modem	
Furnace Age: 31	Tank Age:
	UFFI: No

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PCL 25917 SEC SS; PT LT 17 CON 3 ARMOUR PT 2, 42R13383; ARMOUR	Survey: Available/ 1993
Zoning: RU	Hold Over Days: 90
Assess Val/Year: \$89,000/2016	Occupant Type: Owner
PIN: 521440148	
ROLL: 491900000143585	
Possession/Date: 90+ Days/2022-04-04	Deposit: 5000
Possession Rmks: LONGER PREFERRED	

Brokerage Information

List Date: **10/06/2021**

List Brokerage: [EXP Realty Brokerage](#) 

Source Board: **Barrie**

Prepared By: Ryan Megson, Salesperson

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