

Cross Property Client Full RES

LOT 41 ROBSON ROAD
Chatsworth, ON N0H 1R0
Grey County/ Chatsworth/

Land/ Other/ For Sale
Active

Price: \$175,000.00



MLS®#:	170177	Bedrooms (AG/BG):	(/)
List Date:	15-Jan-2019	Bathrooms (F/H):	0 (/)
Sq Ft Finished		Sq Ft. Unfinished	
Title/Ownership:	Freehold	Recreational:	No
Fronting On:	South	Year Built/Desc:	/
Lot Front:	3,293.55	Lot Depth:	
Road Access Fee:		Lot Size/Acres:	50-74.99 Acres/ 51.70
Access:	Municipal road	WF Exposure:	
Driveway Spaces/Type:	/ None /		
Waterfront:	No		
Leased Land Fee:			

Public Remarks: **PARADISE IN NATURE!! We introduce to you our 51 acre lot located on Robson Rd, a quick drive to Chatsworth, near Holland Centre. The lot is filled with beautiful coniferous trees and a pond with a river flowing through. This peaceful spot is for sale with potential to build on but also potential to keep as your private sanctuary. Claim your own slice of paradise in nature.**

Directions: **From Markdale, take Hwy#10 to Robson Rd north follow to the corner of Robson Rd., and East Back Line. Property is on the South East Corner.**

Interior Features Exterior Features

Add'l Monthly Fees:	Exposure:	North West	Pool:	None
Lot Shape:	Rectangular	Lot Irregularities:	3293.55 x 705.79 x 3295.21 x 666.88	FH Common Fee:
Restrictions:	Conservation Control, Environment Protected, Flood Plain			
Services:	None			
Topography:	Wetlands, Wooded/Treed		Alternative Power:	
Water/Supply Type:	None		Sewage:	None
Water Treatment:	None			
Site Influences	River/Stream			

Inclusions/Exclusions

Exclusions: **N/A**

Land

Total:	<u>ACREAGE</u>	Rented:	Soil Test/Date:	No/
Clear:	51.70	Tiled-System:	Development Charges:	No

Tax Information

Roll#:	420436000518705	Local Improve Fee/Comments /	
Pin#:	371730331	Zoning:	A1, EP, W
Assessment \$/Year:	\$135,000/2017	Survey/Year:	No
Legal Description:	PT LT 41 CON 2 HOLLAND R183688 CHATSWORTH		Taxes/Year: \$1,578/ 2018
			Survey Type: None

SEA AND SKI REALTY LIMITED Brokerage (KIM)

Client Full Report

Date Printed: 04/19/2019

Prepared By: KAREN COX, Broker of Record

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