

# \$325,000 - LOT 1 FAIRY FALLS Road

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## Listing ID: 40452236

**\$325,000**

, 5 acres

Vacant Land

LOT 1 FAIRY FALLS Road, Baysville,  
Ontario, P0B1A0

Exceptionally level, newly created building lot in scenic Baysville. Prime, five (5) wooded acres with 500 feet of road frontage on a dead end street ensures privacy to build your dream home! Why buy this lot? It's close to a public beach and boat launch, the snowmobile trail is accessed at the Town Gas Station, dead end road, fibre optics are just being installed on the road, 2 minutes to Baysville, 20 minute commute to Huntsville or Bracebridge accessed by Highway 11. The lot is situated on a year 'round Municipal Road ensuring accessibility. The driveway has been developed and is established to an amazing building site, ready to build on! MPAC has not assessed the lot yet, so taxes are not known at this time. Hydro available at the lot line. The RR zoning allows for a wide variety of uses such as single detached dwelling, B&B, Home occupation and more. Lot has a creek at North end of property offering many potential possibilities, but does not affect the building envelope or driveway. Relish the natural surroundings, privacy and superb location of this lot today! (id:49587)

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Listing Office: Royal LePage Lakes Of Muskoka Realty, Brokerage, Bracebridge