

# \$139,900 - LOT#70 PINE Crescent

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## Listing ID: 40476386

**\$139,900**

, 1 acres

Vacant Land

LOT#70 PINE Crescent, Huntsville,  
Ontario, P1H2J2

You can be a member of this exclusive community on Lake Vernon where members enjoy over 400 acres of beautiful forest, 5,000 pristine shoreline on desirable Lake Vernon, connected to Huntsville's 4-lake chain offering 40 miles of boating! If owning a slice of waterfront in Muskoka seems a little out of reach, this is an incredible opportunity to experience the best of both worlds without the high price tag! Watch the virtual showing! Own a 1 acre lot within this community and experience all that Muskoka has to offer. This ideal lifestyle provides access to one of kind features including a coveted sandy shoreline, tons of docking, boat slips (for lease, upon availability), a boat ramp, a canoe rack, a pavilion, two campsites, volleyball court, a playground, swing sets, an incredible lookout point over Lake Vernon and much more. This unique opportunity is located in the Norvern Shores Association. One-time member initiation fee of \$10,000. The ongoing current annual maintenance fee is \$1,150/yr. No HST. No Land Transfer Tax on Closing for Lots. No annual taxes on the lot until a structure is built. There is hydro available just north of this property. The 1-acre lot is zoned SR1. Just in case you are wondering, No rentals

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are allowed within the community which ensures that you and your visiting guests always have peace and quiet! And yes, your guests are always welcome! Roads throughout the association are considered private roads owned by the Association. Snow removal in the winter can be arranged by members if desired. Please reach out to our team, we have an amazing package put together to answer your questions and share more about becoming a member of this beautiful community! It is an incredible opportunity for either seasonal or year-round living. Becoming a member allows you access to all these incredible amenities, even if you don't have any immediate plans to develop the lot. (id:49587)

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Listing Office: Peryle Keye Real Estate, Brokerage, Bracebridge