

Listing ID: 40477381

\$399,000

, 4.73 acres

Vacant Land

123 GRYFFIN BLUFFS Lane Unit# 20,
Huntsville, Ontario, P0B1M0

Privacy on this large, well-treed 4.7 acre Lot is setback from lot lines to provide great privacy. Well, Hydro and Circular driveway already installed. #20 is a level and cleared Lot, offering excellent year-round access, a mix of mature trees, granite outcrops landscape the property and a lovely natural pond positioned in front of the building site adds to the idyllic setting. A circular driveway already installed, hydro at the building site, a drilled well & the building envelope is cleared. Gryffin Bluffs development is on the north end of Mary Lake, one of the 4-lake chain systems in Huntsville. All estate lot owners & their guests have exclusive use of the 890 of lakefront. There are docks & decks + waterfront pavilion in a club-like setting for gatherings. A total of 258 acres of land, it encompasses 26 lots. Enjoy 150 acres of natural forest that provides trails for hiking, biking & more. As a resident you are free to design & build the home of your choice. The one building requirement is that the home meet a high standard of energy efficiency. To get to the water continue on Gryffin Bluffs to Betty Lane turn Right on paved steep road down to the dock.
(id:49587)

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Last Modified: 25/09/2023 10:31:28 AM

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