

\$150,000 - 70 HAINES LAKE Road

Listing ID: 40479074

\$150,000

, 6.31 acres

Vacant Land

70 HAINES LAKE Road, McDougall,
Ontario, P2A0B3

Don't miss this rare opportunity to buy 1 of 2 large building lots, or both! 6.3 acres of privacy for this lot or 13 acres combined. Undeveloped lot . Hydro is at lot line .This lot has deeded access over common driveway as well and also has a western exposure, and once cleared it will have beautiful sunset views. Lot is also high and dry and covered mostly with mature hardwoods..Adjoining lots with all the legwork and some of the time consuming infrastructure already done. Build on One and Keep the others for selling later, or use as a family compound. Excellent opportunity for a Contractor to build. There is cell coverage on each lot. Each lot has great privacy and being accessed off an access driveway they will not have road traffic going by. 10 minutes from the town of Parry Sound in an up and coming area. 3 new builds within a 2km radius. These lots are accessed off Finch Trail which is summer maintenance only. There are 4 permanent residences further past so, winter snow removal is shared on Finch Trail and not a problem . Plowing in to each lot can be contracted out or done easily by buyer with a truck, tractor or ATV. Home Lake and Neville Lake are walking distance away and accessible from a municipal road

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allowance. 1000's of acres of crown land is also a 5 minute ATV or car ride away down Finch Trail All three lots are connected and have a common access driveway constructed from 2 inch minus crushed rock. This coarse base can support building traffic before the final topcoat of gravel is placed. This common driveway goes through each lot and ends at lot 66. Surveys and easements for this driveway have been completed and registered on title. Build your home sweet home. HST in addition to.
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