

# Cross Property Client Full

**88 ROUTE 66 Route**

**Seguin Foley, ON P2A 2W8**

**District of Parry Sound/ Rural Parry Sound/ Seguin (Parry Sound)**

**Residential/ Single Family/ For Sale**

**Price: \$219,000.00**

**Active**



MLS®#: **256845**  
List Date: **02-May-2020**  
Type: **Detached**  
Style: **2 Storey**  
Sqft Above Grade: **600**  
Sq Ft Finished: **600**  
Sq Ft Source: **Other**  
New Construction: **No**  
Title/Ownership: **Freehold**  
Fronting On: **North**  
Lot Front: **719.00**  
Road Access Fee:  
Access: **Private Road, R.O.W. (Deeded), Seasonal Access**  
Driveway Spaces/Type: **6/ Private Double Wide/ Gravel**  
Waterfront: **Yes**  
WF Type/Name: **Lake/ Murdock Lake**  
Shore Rd Allowance: **Not Owned**  
WF Features: **Beach, Dock**  
Shore Line: **Mixed, Natural**  
Leased Land Fee:  
Bedrooms (AG/BG): **2 ( 2/ 0)**  
Bathrooms (F/H): **0 ( 0/ 0)**  
Sqft Below Grade: **0**  
Sq Ft. Unfinished  
# Rooms: **2**  
Recreational: **Yes**  
Year Built/Desc: **1984/ Unknown**  
Lot Depth:  
Lot Size/Acres: **3-9.99 Acres/ 3.70**  
WF Exposure: **South**  
WF Frontage Ft: **512**

Public Remarks: **HANDYMAN SPECIAL. Extra large waterfront property on quiet MURDOCK LAKE just 5 mins south of Parry Sound with 2 bedroom unfinished cottage, with septic and drilled well. NEEDS WORK.**

Directions: **FROM PARRY SOUND, TAKE OASTLER PARK DR. TO JAMES BAY JUNCTION RD. TO BLUE LAKE RD. TO PRIOR LN. TO ROUTE 66**

## Interior Features

Interior Features: **None**  
Basement: **None/ None/**  
Heat Primary/Sec: **Woodstove/ Airtight Stove**  
HVAC: **None**  
Under Contract/Rental Items: **None**

Fireplace: **Wood Stove**

Foundation: **Slab**

Plumbing Age:

## Exterior Features

Add'l Monthly Fees:  
Lot Shape: **Irregular**  
Exterior Finish: **Wood**  
Restrictions: **Municipal**  
Services: **Cell Service, Off Grid**  
Topography: **Rolling, Wooded/Treed**  
Roofing: **Metal**  
Water/Supply Type: **Well/ Drilled Well**  
Water Treatment: **None**  
Exterior Features: **Porch**  
Other Structures: **Shed**  
Site Influences: **Beach, Hospital, Schools, Shopping Nearby**

Exposure: **South**  
Lot Irregularities:

Pool: **None**

FH Common Fee:

Alternative Power: **Generator-wired**

Yr Roof Surface Replaced:

Sewage: **Septic**

## Inclusions/Exclusions

Inclusions: **Stove Some furnishings**

Exclusions: **All tools, trailer, and personal items.**

## Tax Information

Roll#: **490303000900118**  
Pin#: **521820940**  
Assessment \$/Year: **\$150,000/2016**  
Legal Description: **PT LT 135 CON A FOLEY PT 1 42RR9387;T/W190696; SEGUIN**  
Local Improve Fee/Comments /  
Zoning: **LRS**  
Survey/Year: **Yes 1986**

Taxes/Year: **\$1,500/ 2019**  
Survey Type: **Available**

## Rooms

Room	Level	Dimensions	Features
Bedroom	2	10'x10'	2-Piece
Bedroom	2	10'x10'	

**HOMELIFE - AL BOUCHER REAL ESTATE LTD., BROKERAGE, PARRY SOUND - PS6**

**Client Full Report**

**Date Printed: 05/05/2020**

**Prepared By: ALVIN BOUCHER, Broker of Record**

<http://www.homelifeparrysound.com>

**HOMELIFE - AL BOUCHER REAL ESTATE LTD., BROKERAGE, PARRY SOUND - PS6**

**NOTE**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

**PLAN 42R-9387**

NOVEMBER 21, 1986  
DATE

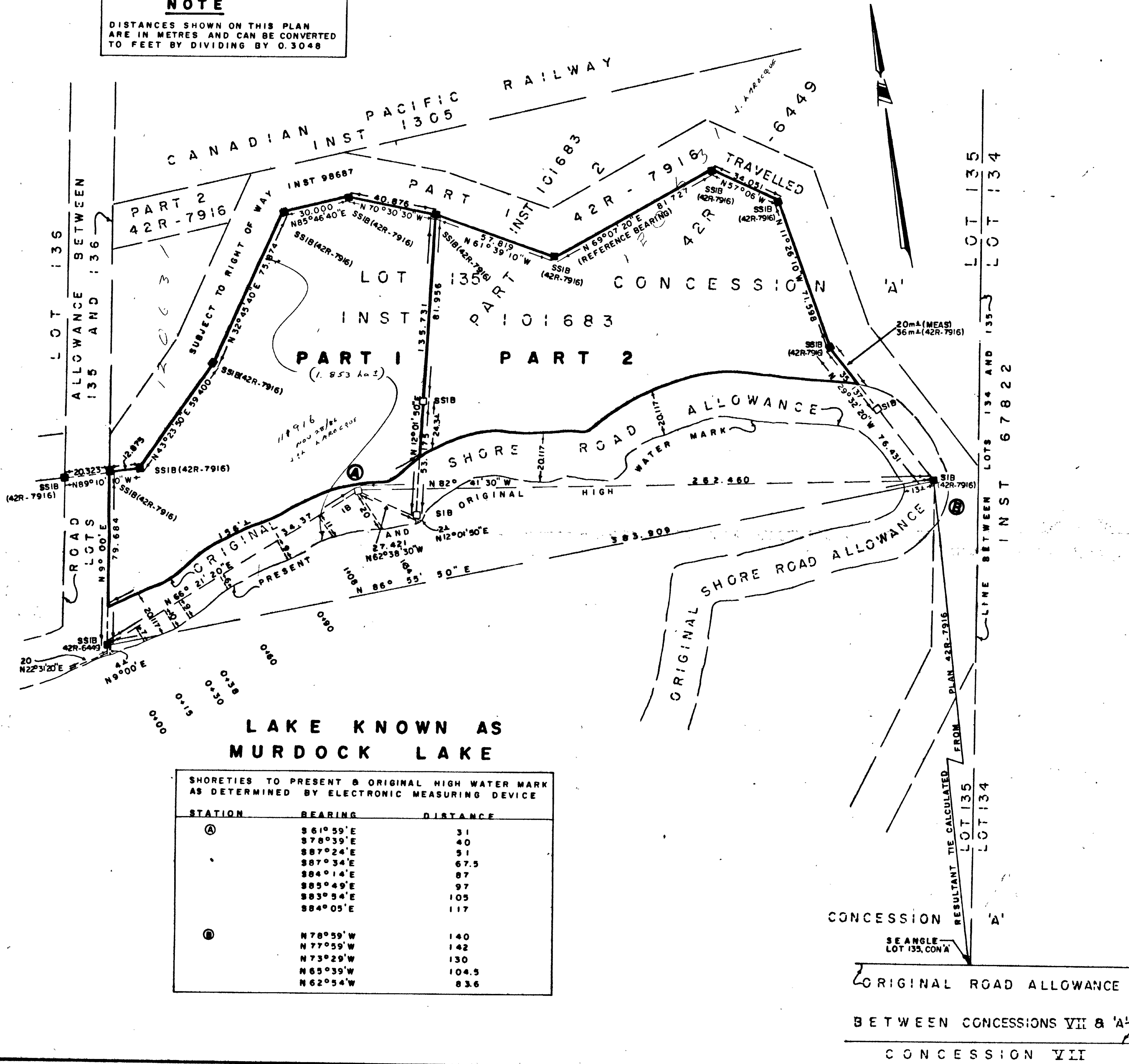
*Paul F. Forth*  
PAUL F. FORTH  
ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED

DATE NOVEMBER 24, 1986

PART	PT LOT	CON	INST N°
1 & 2	135	'A'	PART OF 101683

ASST. *W.F.H.*  
DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF PARRY SOUND.



PLAN AND FIELD NOTES OF SURVEY OF  
**PART OF LOT 135, CONCESSION 'A'**  
**TOWNSHIP OF FOLEY**  
 DISTRICT OF PARRY SOUND  
 SCALE RATIO: 1:1250 METRES   
 PAUL F. FORTH, O.L.S. - 1986.

**CAUTION**

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

**NOTES**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF PART I, PLAN 42R-7916, HAVING A BEARING OF N 69° 07' 20" E.  
 THE LIMIT OF MURDOCK LAKE AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK OR WATERS EDGE AS IT EXISTED AT THE TIME OF THE ORIGINAL SURVEY OF FOLEY TOWNSHIP.

**LEGEND**

- DENOTES FOUND SURVEY MONUMENT
- " PLANTED SURVEY MONUMENT
- SSIB " SHORT STANDARD IRON BAR
- SIB " STANDARD IRON BAR
- IB " IRON BAR
- MEAS " MEASURED

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
  - THE SURVEY WAS COMPLETED ON NOVEMBER 17, 1986

STATION	BEARING	DISTANCE
A	S 61° 59' E	31
	S 78° 39' E	40
	S 87° 24' E	51
	S 87° 34' E	67.5
	S 84° 14' E	87
	S 85° 49' E	97
	S 83° 54' E	105
B	S 84° 05' E	117
	N 78° 59' W	140
	N 77° 59' W	142
	N 73° 29' W	130
	N 65° 39' W	104.5
	N 62° 54' W	83.6

CONCESSION 'A'  
 SE ANGLE LOT 135, CON 'A'  
 ORIGINAL ROAD ALLOWANCE  
 BETWEEN CONCESSIONS VII & 'A'  
 CONCESSION VII

NOVEMBER 21, 1986  
 PARRY SOUND, ONTARIO

*Paul F. Forth*  
 PAUL F. FORTH  
 ONTARIO LAND SURVEYOR