

\$959,000 - BLOCK 11 & 12 LAKE RIDGE Road

Listing ID: 40098639

\$959,000

Vacant Land

BLOCK 11 & 12 LAKE RIDGE Road,
Seguin, Ontario, P0C1J0

2 vacant waterfront lots with future build site potential located on pristine and private Hoben Lake beside Turtle Lake approximately 20km south of the city of Parry Sound. Parcel 1 features road access from Lake Ridge Road and includes 112.415 acres with 716 feet of shoreline and the second parcel features 19.473 acres on 336 feet of nature rich marshland. The combined total for both parcels is 132 acres with 1052 feet of shoreline. A potential subdivision opportunity may be possible to sever and create 3 separate waterfront building Lots which could include 1 facing South & East with approximately 400 acres and 450 feet of shoreline and 2 other lots facing west each with approximately .45 acres & 300 feet of shoreline. Refer all severance application questions to the planning department of Seguin Township.

Area Description: Located on secluded Hoben Lake in Seguin township near Turtle Lake 20 minutes south of Parry Sound.

Directions: Take Hwy 400 North to exit 207 and follow Hwy 141 east toward the town of Rosseau. Turn north onto Turtle Lake Road and follow to Walters Lane to the end and turn left onto Lake Ridge road and the follow to just before the end plow turnaround. Property entrance is on an ATV trail located on Lake Ridge road directly

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opposite the driveway at 5 Lake Ridge road.
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