

# \$199,900 - 1227 SOUTHWOOD Road

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## Listing ID: 40102584

**\$199,900**

, 3.14 acres

Vacant Land

1227 SOUTHWOOD Road, Gravenhurst,  
Ontario, P0E1G0

Looking for a gorgeous rural property to build on in Muskoka ~ this 3+ acre fully treed untouched lot is waiting for your imagination to orchestrate the home of your dreams. The property has approximately 150 feet of frontage off of a paved road, and goes back over 750 feet. This location is 3 minutes or 2.5 km to access Hwy 11 North or South, and is situated less than 500 meters from an area of some beautiful homes on Sutherland Way. The K P Manson public school is .89 km away. Washago, 6km -7mins. Orillia, 24km -20mins, Gravenhurst-18km, 15mins. Barrie-59km, 38 minutes. Regarding the building envelope there is lots of room to build, survey is from 2009 for the property, with note regarding Consent agreements that are in place and documents are available for review. Main point to know is the requirement to build 120 meters away from the railway, which with this size of lot is not a problem at all. The pipeline easement does not cross the property and the survey will illustrate that only one corner at the back of the property is slightly touched by the 7 meter setback for permanent structures and 3 meters for Accessory structures. We estimate that the building envelope is approximately 1.75 acres. Feel free to go

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take a peek at the lot and request a copy of  
the survey through your Realtor or myself.  
(id:37775)

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