

\$450,000 - N/A SILVER LAKE Road

Listing ID: 40103724

\$450,000

, 17.66 acres

Vacant Land

N/A SILVER LAKE Road, Spence,
Ontario, P0A1P0

17.66 acres with 1010ft of private frontage and nice lake view. Tons of privacy, Property is at the end of Municipal Silver Lake road, then ROW for balance. Hydro-approx 2550 feet (using google earth pro - along municipal Silver Lake Road to property corner then straight line to existing building site). Private maintenance fee of \$250/yr for road maintenance. Road is seasonal access but can be kept open privately by owner. Village has stated they have no issues with hydro install or year round home on the property, however owner would be responsible to keep road open for their own insurance and fire protection,(buyer should confirm this). Excellent lake with wilderness feel and closest cottage is on a large lots so privacy is above average. There is a ROW that was put on the original plan but never opened and in fact owner doesn't know where the stakes are and current access is via a different and well maintained right of way. A lovely clear water lake and owner had a driveway installed to a semi-cleared building site, but plans changed. Driveway does need some work to update and is just before #184. Lot lines have been flagged (not by a surveyor) from corner to where road allowance opens up, then from lakeside stake to the end, and

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are to be used as a general guideline only and not guaranteed for accuracy. Everything from the first for sale sign to the right til the far for sale sign before \$184 is included (road ROW excepted) Far corner marking before 184 may be off and is not guaranteed, however this small portion is too small for anything useful (see boundary map). The first sign is at the corner of township owned Silver Lake Road before it deviates onto a private ROW. Ask your Realtor for surveys on file under documents. If you want Land AND privacy, this is it. (id:37775)

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Listing Office:REALTY EXECUTIVES LOCAL ALMAGUIN HIGHLANDS INC., BROKERAGE, BURK'S FALLS - M410