



DEVELOPERS WANTED	
Price: \$240,000	MLS® #: 445305000305800
Status: Active	PIN #:
Legal Descr.: PART LOT 30, CONC. 4, 35R-17486 BEING PARTS 1, 3, 4, PORT CARLING, TWP. MUSKOKA LAKES, DISTRICT OF MUSKOKA	
Address: WEST ST	
City: PORT CARLING, P0B 1J0	
Side of Road: West	
Waterfront Name: INDIAN RIVER	
Elem Schl: GLEN ORCHARD	
Sec. School: BMLSS	
Lot Size: 190` (2.47 ASSES.ACRES)	District: ML
Square Footage: 0	Sub-Dist: MEDOR
Total Living Sqft.: 0	Zoning: EP,R1
Water Frontage: 190.00	Occupancy: Vacant
Exposure: South	
S.R.A.: Close	
List.Date: 27-SEP-2005	Possession: ON CLOSING

Remarks PRIME DEVELOPMENT PROPERTY IN PORT CARLING. MUST BE SOLD WITH ADJOINING PROPERTY MLS 445305000306802 WHICH IS ALSO LISTED AT \$240,000.00. FRONTAGE ON STREET SPLIT BY ADJOINING PROPERTY.(THIS PROPERTY HAS SECOND ROLL NUMBER 445305000305801)

Directions MEDORA STREET PORT CARLING

Show.Instr. GO DIRECT

Type: Vacant Lot(s)	Heating: None	Exterior: None
Style: None	Garage Type: None	Driveway: None
Title to Land: Freehold	Water: None	Foundation: None
Property Size: 1.0 -2.99 Acres	Sewer: None	Int.Features:
Land Features: Waterfront	Services: Electricity, Telephone, Cable, Garb Pick-Up, Street Lights	Ext. Features:
Access: Year Round Municipal Road	Rental Equipm.: None	Roof: None
	Flooring: None	

Inclusions N/A

Exclusions N/A

Bedrooms: 0	Sign: Yes	UFFI: NO	Garage: No	Gar.Details: NONE
Bathrooms: 0 \ 0	Lockbox: No	SPIS: Acknowledged	Waterfront: Yes	Water: RIVER
Rental Income: NO	Road Type: Municipal	Survey: Yes		
Year Built:				

Floor	Room	Size	Floor	Room	Size
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Assessment: **\$225000** Taxes: **\$2868 (2005)** Improvements:

Mortgagee: TREAT AS CLEAR	Mortg.Rate:	Subj.to Verif.:
Mortg.Amount: \$	Due Date:	Condo Fee:
Payment (PI): \$	Payment (PIT): \$	Mobile/Leased Land F:

Vendor Name: **1194212 ONTARIO INCORPORATED** Home Tel.: Bus.Tel.:

Listing Office: **WALLACE, RICHARD R.E. LTD. -M80 705 765-6176** Listing Agent: **JIM HEINTZMAN -765-5985**

SP: **3**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.