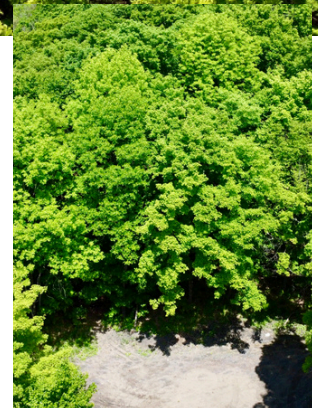
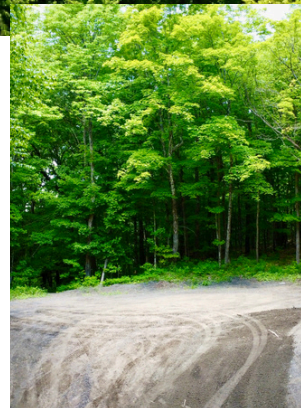


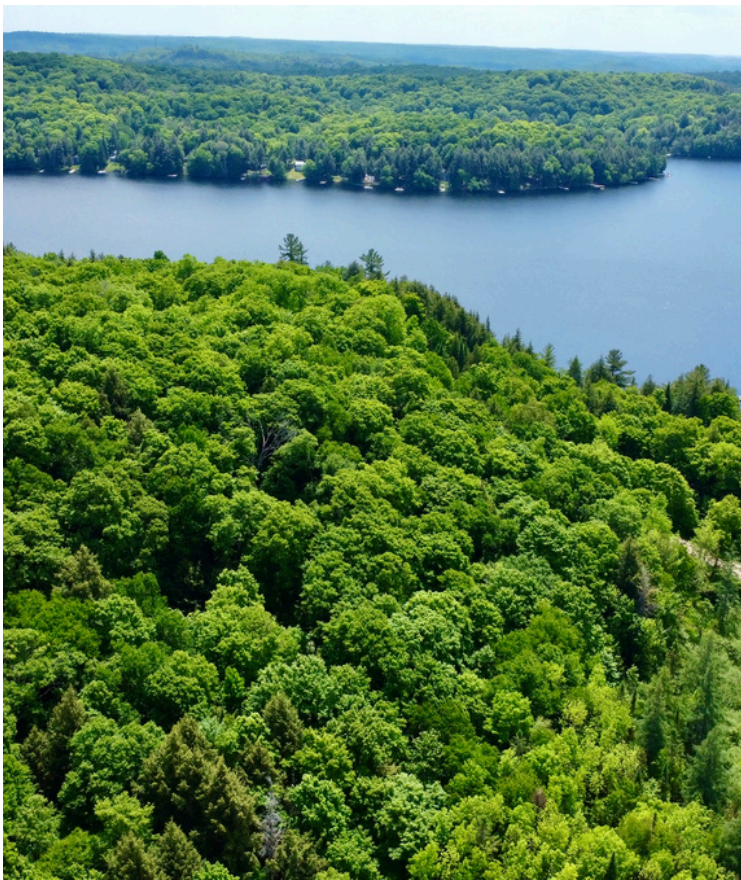
Welcome To

265 Sharon Dr, Huntsville



ASKING
\$389,900





265 Sharon Dr, Huntsville

15

Acres

423

Feet of Road Frontage

PROPERTY FEATURES

- YEAR ROUND MUNICIPAL ROAD
- GREAT BUILDING OPTIONS
- BEAUTIFUL WILDLIFE
- MIX OF HARDWOOD & SOFT WOOD
- CLOSE PROXIMITY TO DEERHURST HIGHLANDS

PROPERTY INFORMATION

- TAXES/YEAR: \$728.84/ 2024
- WATER SOURCE: NONE
- ACCESS: YEAR ROUND MUNICIPAL ROAD
- FRONTING: EAST
- ZONING - WATFRONT BACKLOT
- SERVICES: HYDRO AVAILABLE NEARBY



DAVELESLIE.CA



ASKING **\$159,900**

This exceptional 15-acre parcel, located on a year-round municipally maintained road, offers excellent potential for your dream build. Set in a desirable area and surrounded by a beautiful mix of hardwood and softwood trees, the property provides flexible building options, including the potential for a walkout design. Established trails run throughout the property, offering a great way to explore and enjoy the land. Situated at the end of a quiet cul-de-sac, the property offers excellent privacy while still being close to all amenities. Conveniently located just 15 minutes from downtown Huntsville and only 10 minutes from the coveted Deerhurst Highlands & Grandview Golf Courses, this property offers the perfect blend of privacy, recreation, and accessibility. With hydro available nearby, this property is ready for you to start enjoying your next chapter.

NOTE : DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

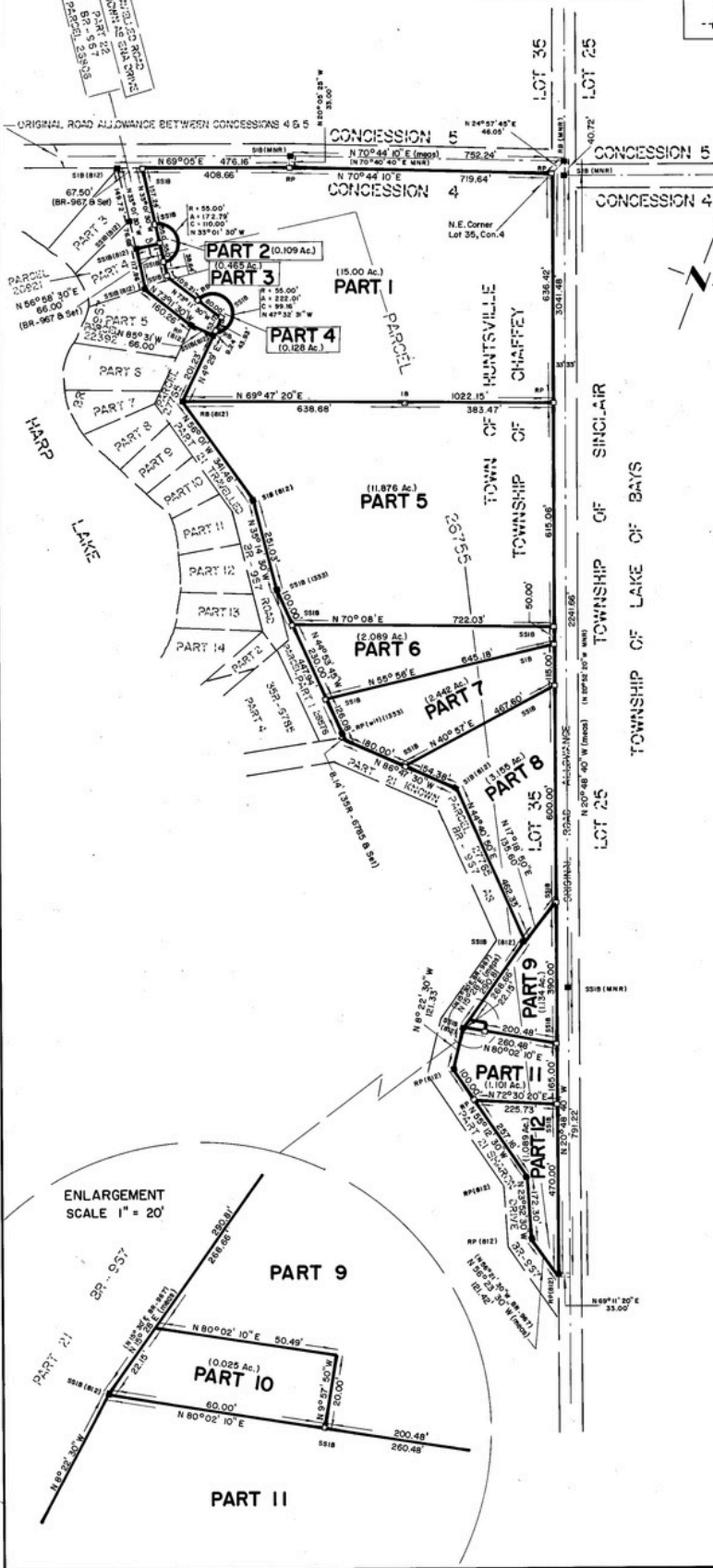
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATE: MARCH 26, 1998. JOHN E. JACKSON, O.L.S.

PLAN 35R-17300

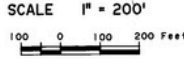
RECEIVED AND DEPOSITED DATE: APR 14, 1998

DEPUTY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MUSKOKA

SCHEDULE table with columns: PART, LOT, CON, PARCEL. Rows include PART 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25.



PLAN OF SURVEY OF PART OF LOT 35, CONCESSION 4 TOWNSHIP OF CHAFFEY now in the TOWN OF HUNTSVILLE DISTRICT MUNICIPALITY OF MUSKOKA JOHN E. JACKSON SURVEYING LIMITED



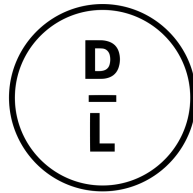
LEGEND BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF PART 22 AS SHOWN ON PLAN BR - 967 HAVING A BEARING OF N 33° 01' 30" W.

- Legend symbols: square for monument planted, circle with cross for monument found, S18 for standard iron bar, S118 for short standard iron bar, IB for iron bar, RP for rock post, 812 for N.P. Lyndon O.L.S., 951 for K.I. Beacom O.L.S., 1333 for G.H. Bell O.L.S., RB for rock bar, CP for concrete pin, MNR for Ministry of Natural Resources.

I CERTIFY THAT: 1 - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM. 2 - THE SURVEY WAS COMPLETED ON THE 26th DAY OF MARCH, 1998.


MARCH 26, 1998 HUNTSVILLE, ONTARIO. Signature of John E. Jackson, Ontario Land Surveyor.

JOHN E. JACKSON SURVEYING LIMITED 9 MAIN STREET WEST, SUITE 101 HUNTSVILLE, ONTARIO P1H 2C5. Phone: (705) 789-8283 Fax: (705) 789-9242. Drawn by: J.A.K. File: 600588. Plot: 1 2-CR-1-47



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THOMPSON REAL ESTATE
BROKERAGE