



DAVELESLIE.CA

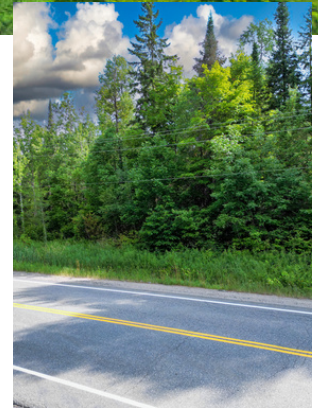
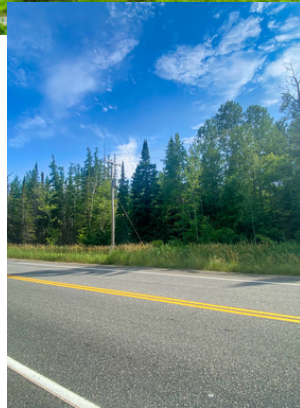
Welcome To

2161 Brunel Rd, Huntsville



ASKING

\$229,000



COLDWELL BANKER
THOMPSON REAL ESTATE
BROKERAGE



DAVE LESLIE
SALES REPRESENTATIVE

EXPLORE LISTING 



2161 Brunel Rd, Huntsville

5.26

Acres

493

Feet of Road Frontage

PROPERTY FEATURES

- YEAR ROUND DISTRICT ROAD
- GREAT BUILDING OPTIONS
- CLOSE PROXIMITY TO SNOW MOBILE TRAIL
- MINUTES TO HUNTSVILLE AND BAYSVILLE

PROPERTY INFORMATION

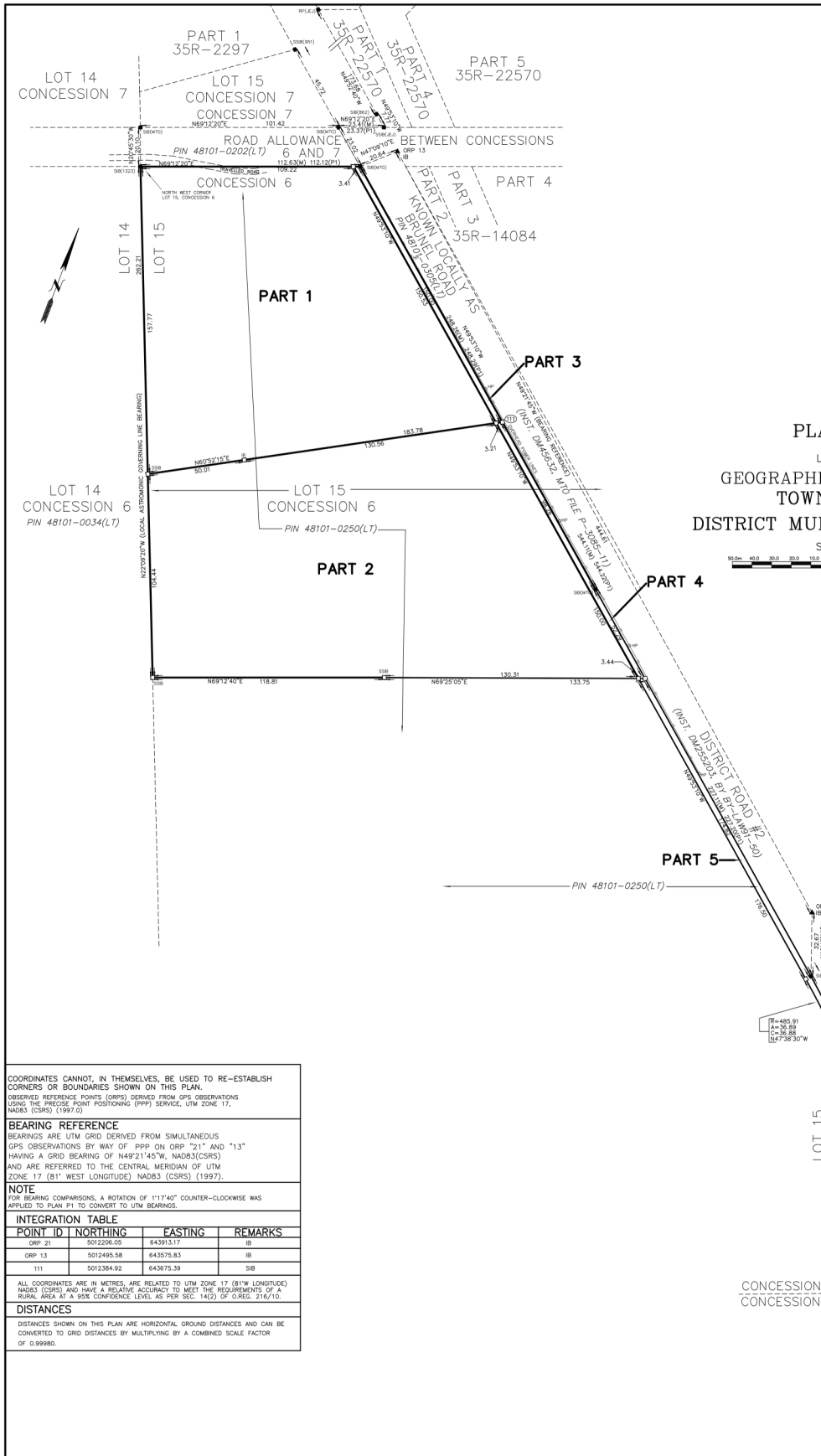
- TAXES/YEAR: \$496.10/ 2025
- FRONTING: EAST
- WATER SOURCE: NONE
- ZONING - RR
- ACCESS: YEAR ROUND DISTRICT
- SERVICES: HYDRO AVAILABLE AT LOT LINE





ASKING **\$229,000**

This stunning 5+ acre property is ideally situated on a year-round district road. Featuring a beautiful mix of mature trees, a level building area, and gently rolling terrain beyond, it offers the perfect setting to bring your dream home to life. Enjoy exceptional privacy with 493 feet of road frontage and hydro available at the lot line. Conveniently located just 15 minutes from Huntsville and Baysville, you'll have easy access to amenities, shopping, dining, and entertainment. Surrounded by the natural beauty of Muskoka, home to over 1,500 lakes, this location offers endless year-round recreation, from boating, swimming, and paddling in the summer to nearby snowmobile trails and winter adventures.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 35R-		
DATE APRIL 10, 2021		RECEIVED AND DEPOSITED		
R.M. McDERMOTT ONTARIO LAND SURVEYOR		DATE		
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MUSKOKA '35'				
METRIC				
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. SQUARE METRES CAN BE CONVERTED TO ACRES BY DIVIDING BY 4047.				
SCHEDULE OF PARTS				
PART	LOT	CON.	PIN	AREA
1				2.13 HA
2				2.56 HA
3	PART OF LOT 15	6	PART OF PIN 48101-0250(LT)	451.0 SQM
4				448.8 SQM
5				620.0 SQM

PLAN OF SURVEY
 OF PART OF
 LOT 15, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF BRUNEL
 TOWN OF HUNTSVILLE
 DISTRICT MUNICIPALITY OF MUSKOKA
 SCALE 1: 1000 METRES
 R.M. McDERMOTT O.L.S.

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17, NAD83 (CSRS) (1997.0)

BEARING REFERENCE

BEARINGS ARE UTM GRID DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS BY WAY OF PPP ON GRP "21" AND "13" HAVING A GRID BEARING OF N49°21'45"W, NAD83(CSRS) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0).

NOTE

FOR BEARING COMPARISONS, A ROTATION OF 1°17'40" COUNTER-CLOCKWISE WAS APPLIED TO PLAN P1 TO CONVERT TO UTM BEARINGS.

POINT ID	NORTHING	EASTING	REMARKS
ORP 21	5012206.05	64391.17	IB
ORP 13	5012495.58	643575.83	IB
111	5012384.92	643675.39	SIB

ALL COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81°W LONGITUDE) NAD83 (CSRS) AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF A RURAL AREA AT A 95% CONFIDENCE LEVEL AS PER SEC. 14(2) OF O.REG. 216/10.

DISTANCES

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99980.

NOTES:

JEJ	-DENOTES JOHN E. JACKSON, O.L.S.
951	-DENOTES K.I. BEACON, O.L.S.
1323	-DENOTES T. BOWEN, O.L.S.
862	-DENOTES J.E. SEARS, O.L.S.
MTO	-DENOTES MINISTRY OF TRANSPORTATION ONTARIO
P1	-DENOTES INST. DM45632, MTD FILE P-3085-11
AN	-DENOTES ANCHOR LINE
HP	-DENOTES HYDRO POLE
PPP	-DENOTES PRECISE POINT POSITIONING
GPS	-DENOTES GEODETIC POSITIONING SYSTEM
NAD	-DENOTES NORTH AMERICAN DATUM
UTM	-DENOTES UNIVERSAL TRANSVERSE MERCATOR
CSRS	-DENOTES CANADIAN CENTRE FOR REMOTE SENSING
ORP	-DENOTES OBSERVED REFERENCE POINT

LEGEND

SIB	-DENOTES STANDARD IRON BAR
SSIB	-DENOTES SHORT STANDARD IRON BAR
IB	-DENOTES IRON BAR
IRB	-DENOTES IRON BAR ROUND
RB	-DENOTES ROCK BAR
RP	-DENOTES ROCK POST
RT	-DENOTES IRON TUBE
(OU)	-DENOTES ORIGIN UNKNOWN
(M)	-DENOTES MEASURED
(M)	-DENOTES MONUMENT FOUND
(M)	-DENOTES MONUMENT PLANTED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE XXND DAY OF APRIL, 2021.

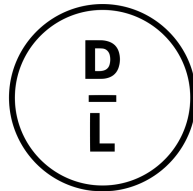
PORT SYDNEY, ONTARIO

APRIL 10, 2021

R.M. McDERMOTT
ONTARIO LAND SURVEYOR


ROBERT M. McDERMOTT
SURVEYING LIMITED
ONTARIO LAND SURVEYORS
 15-4 SOUTH MARY LAKE ROAD, PORT SYDNEY, ONTARIO
 PHONE (705) 385-3198
PORT SYDNEY - ONTARIO
 CAD FILE: 2020-54C-RM-CJ D-0432

PLEASE NOTE BLUE LINES AND MEASUREMENTS ARE FOR REFERENCE PURPOSE ONLY



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REAL ESTATE GROUP

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