



For Sale

24430 HIGHWAY 35, DWIGHT



List Price: \$219,999



OVERVIEW

Great compact country home with acreage, large gardens and lots of room to sprawl out on. The property backs onto crown land and a myriad of trails, ponds and lakes. Older barn is great for storage. An unfinished basement with walkout allows for future bedroom or recreation room. This is a fantastic location for someone looking for privacy and to embrace the outdoors. Minutes to Dwight or Dorset and amenities. Better take a look before it's gone!

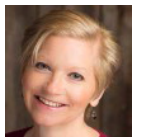
DETAILS

District: **LB / FRANK**
Bedrooms: **2**
Bathrooms: **1 **
Lot Size: **8.64**

Age: **1955**
Type: **Single Family**
Heating: **Central Air, Geothermal, Heat Pump, Oil**
Taxes: **800 (2016)**
SQ.FT. above: **1,322**

For more information, please contact:
RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE -
M219, INDEPENDENTLY OWNED AND OPERATED
(705)788-1444

JANINE SCOTT
Broker
(705)788-4930
janine@janinescott.com





Price:	\$219,999	MLS® #:	480640367
Status:	Active		
Address:	24430 HIGHWAY 35		
City:	DWIGHT, POA 1H0		
Side of Road:			
Elem Schl:	IRWIN MEMORIAL		
Sec. School:	HUNTSVILLE HIGH		
Lot Dimension/Acreage:	8.64	Major Area:	MH
Zoning Source:	GeoWarehouse	District:	LB
SQ.FT. above:	1,322	Sub-Dist:	FRANK
Total SqFt Finished:	1,322	Zoning:	RES
Shore Road Allowance (SRA):			
Road Access:	Yes		
Possession:	TBD		

Exposure: **Multi**

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Directions Highway 60 east to Highway 35 to sign on property, on the left before Goose Lake

Type:	Single Family	Heating/Mechanical:	Central Air, Geothermal, Heat Pump, Oil	Exterior:	Log, Wood
Style:	1.5 Storey	Garage Type:	Attached	Driveway:	Double, Gravel
Title to Land:	Freehold	Water:	Dug, Well	Foundation:	Block
Property Size:	3.0 - 9.99 Acres	Sewer:	Septic	Basement:	Full, Walkout
Land Features:	Hardwood Bush, Partial Landscaped, Stream/Pond	Utilities/Services:	Cell Service, Electricity, Telephone	Interior Features:	Built-in Appliances
Access:	Year Round Municipal Road	Rental Equipm.:	None	Ext. Features:	Privacy
Accessory Buildings:	Shop/Barn, Storage Building	Lease-To-Own Equip:	None	Roof:	Metal
				Flooring:	Carpet, Cushion/Vinyl/Lino, Wood

Easements/Restrictions:

Inclusions Dishwasher, Dryer, Refrigerator, Stove, Washer
Exclusions Personal Items, Satellite Dish

Bedrooms:	2	Sign:	Yes	Garage:	Yes
Bathrooms:	1 \	SPIS:	No	Waterfront:	No
Rental Income:	POTENTIAL	Road Type:		Survey:	Yes
Yr.Built:	1955				
Construction Status:	Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIV/DIN COMBINATION	22.8X13	MAIN FLOOR	BATH (# pieces 1-6)	7.5X7
MAIN FLOOR	KITCHEN	18.5X10.5	2ND FLOOR	BEDROOM	22X11.5
MAIN FLOOR	BEDROOM	7.5X8.5			

Full Assessed Value: **\$180000.** Phased Assessment: **180000 (2016)**
 Taxes: **\$800 (2016)** Improvement / Capital Chgs:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Huntsville - M219**



Compliments of: **JANINE SCOTT, Broker: 705-788-4930**

E-mail: janine@janinescott.com

Website: <http://www.janinescott.com>

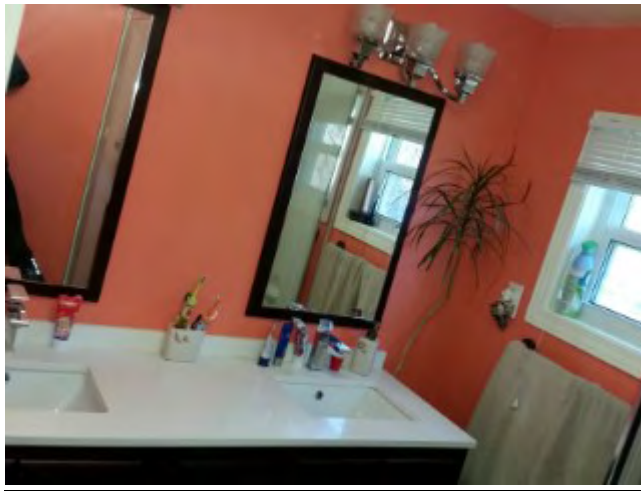
Company Name: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE - M219,
INDEPENDENTLY OWNED AND OPERATED: 705-788-1444**

Website: <http://www.remax-muskoka.com>



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.



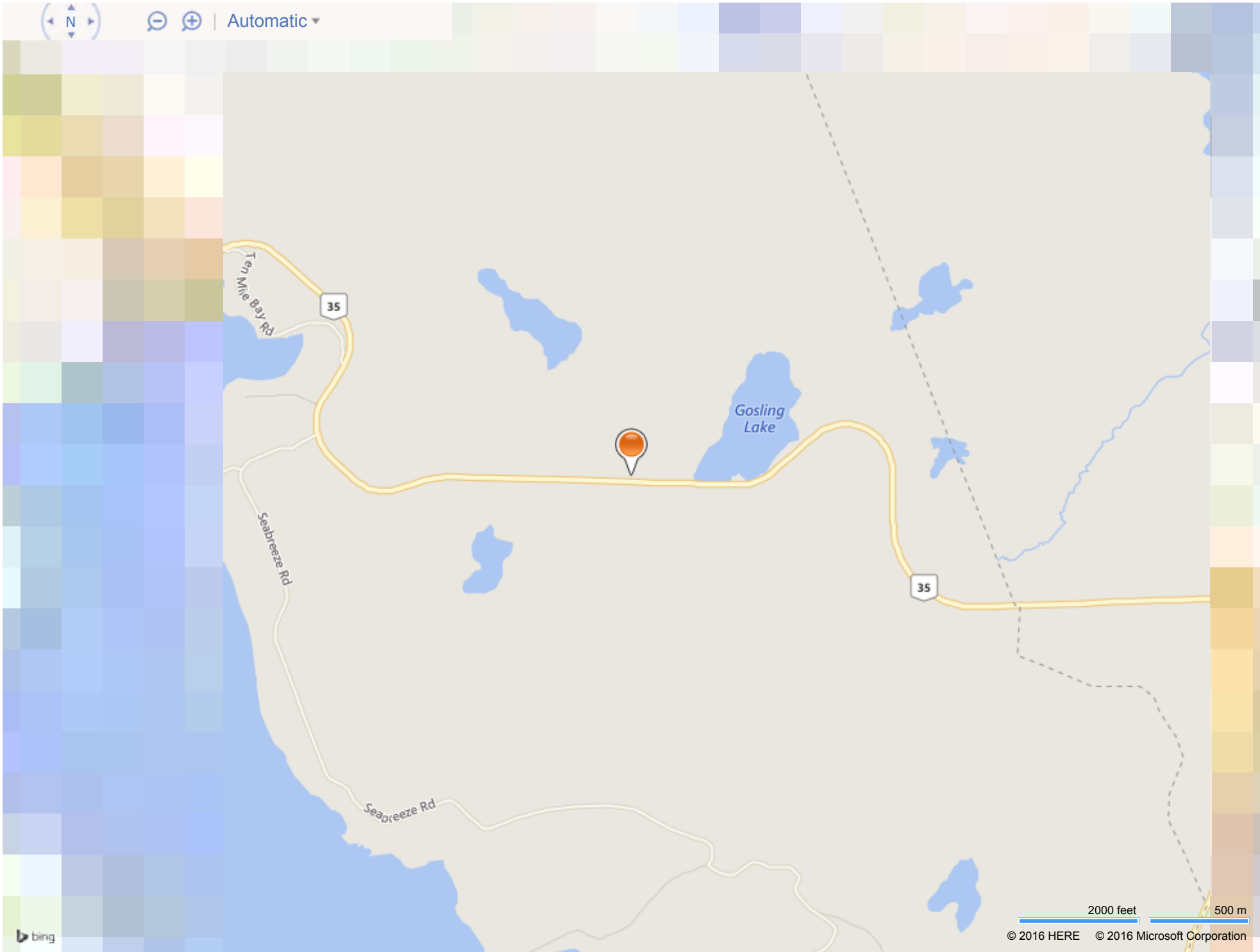








Automatic ▾



Gosling Lake

Ten Mile Bay Rd

Seabreeze Rd

Seabreeze Rd

35

35

2000 feet

500 m