31-May-2024

## 20010 HWY 7 HIGHWAY, Perth K7H 0K9

Dist/Neigh:

Munic:

**Price Change** 



Status: Active

List Price: 906- Bathurst/Burgess & Type:

Sherbrooke (Bathurst) Twp

Sale/Lse:

Tav Vallev

Neigh Name: Wemvss

Frontina: South # Acres: 1.796

ML#: 1389802

\$159,900

Lot

536 'x 150 ' Lot Size: RURAL - Rural Residential (RR)

# Lots: 1

Zoning: Zoning Desc:

SubDiv:

Possession: **Flexible** 

PT LT 8 CON 5 BATHURST AS IN RS98829; TWP OF BATH Legal:

**BURG SHER** 

**Directions/Remarks** 

Directions: Property is in the Wemyss area, located on Hwy 7 almost centrally between Anglican Church Rd and Cameron

Side Rd, (for locals) across from Old MTO depot, for out-of-towners punch in 20010 Hwy 7 into GPS system. Sign

will be visible at driveway.

Public Remarks: Unlock your dream of owning a 1.8 Acre Building Lot, just 10 mins from Heritage Perth, ON. Nestled on the

> prestigious Hwy 7 in a prime location resting between Anglican Church Rd & Cameron Side Rd. This property has an approved Civic Number, complete w/ culvert & entrance installed & poised for hydro service. Imagine the convenience of building off Hwy 7 in Tay Valley Twp, a gateway connecting you from Ottawa to Peterborough & beyond w/ level terrain that demands minimal fill, the majority of this lots been cleared, awaiting the realization of your homes blueprint. What's more, it also retains a slice of its natural forested beauty. Close to many lakes, golf courses, captivating walking trails & a network of ATV/Snowmobile trails. 50 mins to Ottawa's West-End, a little over an hr to Kingston & 2 hrs to Peterborough. Potential buyers may be drawn to explore, yet

we kindly request all visits be scheduled. Don't miss this opportunity to create the lifestyle you've always

envisioned.

**Property Details** 

Current Use: Residential

Lot Type: Lot Asphalt, Concrete

**Building Permit:** Develop Status: Road Surface: Area: 78,254 ft<sup>2</sup> Road Access: Highway

Convenants:

Survey/Yr:

Water Supply:

Other (See Remarks), Sewer: None, Other (See Remarks)

Power:

Lot Improve:

None Gutter

Site Influences: Flat Site, Highway Access, Hydro, School Bus

Neigh Influences: Highspeed Available, Paved Road, Recreation Nearby, Water Nearby

Restrictions: Unknown

**Other Property Information** 

Taxes/Yr: \$292.00/2022

\$29,000/2022 Assmt/Yr:

Assoc/POTL Fee: \$0.00 Alt Feature Sheet:

https://listitwithstitt.com/20010-hwy-7%2C-perth-1 https://listitwithstitt.com/20010-hwy-7%2C-perth-1

Office Information

List Office #1:

Addl Images URL:

REALTY EXECUTIVES REAL ESTATE LTD, Brokerage

Conditional/Sold/Other Information

FD:

PR:

CD: SP:

DOM: SRD:

30 SD:

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