



LYNX LAKE HUNTSVILLE	
Price: \$119,900 Status: Active	MLS® #: 07154977 PIN #:
Legal Descr.: PART OF LOT 13, CONC. 5, TOWN OF HUNTSVILLE, PART 9 OF A NEW PLAN TO BE REGISTERED.	
Address: CONCESSION 4 & 5 City: NEWHOLM, P1H 2J3 Side of Road: North	
Elem Schl: RIVERSIDE Sec. School: HHS	
Lot Size: 36 ACRES Square Footage: 0 Ttl Liv Sq Ft.: S.R.A.: Open	District: HV Sub-Dist: BRUNE Zoning: Occupancy: Vacant
List.Date: 03-JUL-2007	Possession: T.B.A.

LYNX LAKE

Water Frontage: **900.00** Exposure: **North West**

Realtor Remarks Gorgeous forested acreage on private, peaceful Lynx Lake within 10 min. of downtown Huntsville. Beautiful, clean, hardwood forest. Many great building sites, long view of the entire lake. Shoreline is NR and it is not a recreational waterfront. Great location for home. Subject to a right of way in favour of Lot 7 and 8. Sellers are Registered Real Estate Agents. 2 additional Sellers: Maria Skultety and Zsolt Benedek.

Directions Brunel Rd. to Con. 4 & 5 West. 1 km. on right, follow arrows to lake.

Show.Instr. Go direct.

Geo-coordinates Longitude:-79.15771 Latitude:45.23495 Quality: BLOCK

Type: Vacant Lot(s)	Heating: None	Exterior: None
Style: None	Garage Type: None	Driveway: Gravel, Single
Title to Land: Freehold	Water: None	Foundation: None
Property Size: 10.0 - 49.99 Acres	Sewer: None	Int.Features:
Land Features: Wooded/Treed, Rolling, Waterfront	Services: Electricity	Ext. Features:
Access: Year Round Private Road, R.O.W. (Deeded)	Rental Equipm.: None	Roof: None
WF Features: Water Frontage	Flooring: None	
Accessory Buildings:		

Inclusions
Exclusions

Bedrooms: 0	Sign: Yes	UFFI:	Garage: No	Gar.Details: NONE
Bathrooms: \	Lockbox: No	SPIS: Completed	Waterfront: Yes	Body of Water Type: LAKE
Rental Income:	Road Type: Private	Survey: Yes		
Year Built:				
Construction Status:				

Floor	Room	Size	Floor	Room	Size
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Assessment: **\$new** Taxes: **\$(2007)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Seller Name: **TOM HARSANYI** Home Tel.: Bus.Tel.:
Seller Name: **LES SZAWLOWSKI** Home Tel.: Bus.Tel.:

Listing Office: **Royal LePage Lakes of Muskoka, Brokerage, Huntsville -M63 705** Listing Agent: **THOMAS HARSANYI -787-1372**
789-9677 Listing Agent: **LES SZAWLOWSKI -788-3147**

SP: **3**

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