

\$4,800,000 - 351 Ravenscliffe Road, Huntsville (chaffey)

MLS® #X12185211

\$4,800,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Chaffey, Huntsville (chaffey), Ontario

Beautiful development property with 17.2 acres, located in a fantastic in town location. Highway 11 and Highway 60 are in close proximity allowing for easy access to hospital, shopping and restaurants & entertainment. Formerly draft plan approved for 45 residential lots and 1 multi-residential lot. Since then the owner has purchased additional land from the neighbour and there is now concept drawings for 87 residential lots and 32 multi residential units. All planning to date has been completed locally by Gallagher and Associates. Studies completed to date include (1) Environmental studies for species at risk.. Specifically: Field Meadow Lark, Bobolink and Blanding Turtle. (2) Archeology study for historical artifacts. (3) Underground water migration studies for possible contaminates. This study involved approx. 15 bored wells. (4) Town of Huntsville, as well as, District of Muskoka submissions for acceptance of phase 1. (5) Applications to District for water and sewage services including installations of necessary facilities and services at the lot line (gas, water and sewer). (6) Installations were installed in multiple underground duct services with an extra set of duct systems installed for any future requirements or emergencies. All installations were accepted with all costs being paid to the District. (7) Applications and studies to date based on medium densities with higher densities possible. (8) Preliminary storm water management, settlement pond and construction mitigation plan for Phase 1.



In addition, this site appears to be mostly sand with good digging conditions and minimal rock or rubble. Previous uses of the property were agricultural and the site is basically level with some drop down towards the rear. There was a traffic study completed for Phase 1. In addition, the Trans Canada Pipeline crosses the site and the company has been forwarded the development plans to date. The Seller may be willing to hold a first mortgage with 20% down. (id:6289)

Essential Information

Listing #	X12185211
Price	\$4,800,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	351 Ravenscliffe Road
Subdivision	Chaffey
City	Huntsville (chaffey)
Province	Ontario
Postal Code	P1H1L6

Amenities

Amenities	Hospital, Golf Nearby
Utilities	Cable, Electricity, Electricity Available, Water Available, Natural Gas Available, Telephone, Sewer
Features	Partially cleared, Dry, Level
Parking	No Garage

Exterior

Lot Description	66 x 1083.61 FT ; Easement for the Transcanada pipeline 10 - 24.99 acres
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Listing Details

Listing Office	Royal LePage Lakes Of Muskoka Realty
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