

0 PROVIDENCE DRIVE

# Algonguin Highlands



CHECK IT OUT AT [WWW.TEAMHALIBURTONHIGHLANDS.COM](http://WWW.TEAMHALIBURTONHIGHLANDS.COM)



**RE/MAX**  
**PROFESSIONALS**  
**NORTH**

Brokerage - Independently Owned & Operated

# PROVIDENCE Drive, Algonquin Highlands, Ontario K0M 1J1

Client Full  
**Active / Land**

**0 PROVIDENCE Dr Algonquin Highlands**  
*Pending Board Approval*

MLS® #: 40348710  
Price: **\$99,900**



## Haliburton/Algonquin Highlands/Stanhope

### Residential

Tax Amt/Yr: **\$135/2022**  
Zoning: **SR2**  
Devel Chrg Pd:  
Official Plan:  
Site Plan Apprv:

Trans Type: **Sale**  
Acres Range: **0.50-1.99**  
Frontage: **227.88**  
Lot Dimensions: **227.88 x**  
Lot Irregularities:  
Lot Shape:  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$135/2022**

### Remarks/Directions

Public Rmks: **Welcome to Providence Drive only 5 minutes from West Guilford and 15 minutes from Haliburton, this 0.78-acre level property is the perfect building lot. It has been previously cleared for a driveway/building site and would easily be ready to go again with the trim of recent overgrowth. The lot sits on a year-round privately maintained road with good access and great privacy. There is potential to build with lake views through the trees. To top it all off, a short 5-minute walk down Providence Dr will take you to your shared deeded access lot on Maple Lake with 140 feet of rippled sand. Call today as this won't last long!**

Directions: **FOLLOW HIGHWAY 118, TO FADER DRIVE, TO PROVIDENCE, AND FOLLOW UNTIL YOU SEE SIGNS.**

### Exterior

Area Influences: **Airport, Lake/Pond, Library, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby**  
View: **Forest** Fronting:  
Topography: **Dry, Flat, Wooded/Treed**  
School District: **Trillium Lakelands District School Board**  
High School: **HALIBURTON HIGHLANDS SECONDARY**  
Elementary School: **STUART BAKER ELEMENTARY**

### Land Information

Utilities:  
Well Testing:  
Services: **At Lot Line-Hydro, Cell Service**  
Lot Front (Ft): **227.88** Lot Depth (Ft): **0.00** Lot Size:  
Sewer: **None**  
Location: **Rural**

### Property Information

Legal Desc: **PT LT 27 CON 4 STANHOPE PT 15 RD143, T/W H64759, S/T RIGHT IN H49561, S/T INTEREST IN H64759; ALGONQUIN HIGHLANDS**  
Zoning: **SR2** Survey: **Unknown/**  
Assess Val/Year: **\$18,700/2022** Hold Over Days:  
PIN: **391290146** Occupant Type:  
ROLL: **462100200031700**  
Possession/Date: **Flexible/** Deposit: **MIN 5%**

### Brokerage Information

List Date: **11/11/2022**  
List Brokerage: **RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON**   
Source Board: **The Lakelands Association of REALTORS®**

**Prepared By: Troy Austen, Salesperson**

**Date Prepared: 11/11/2022**

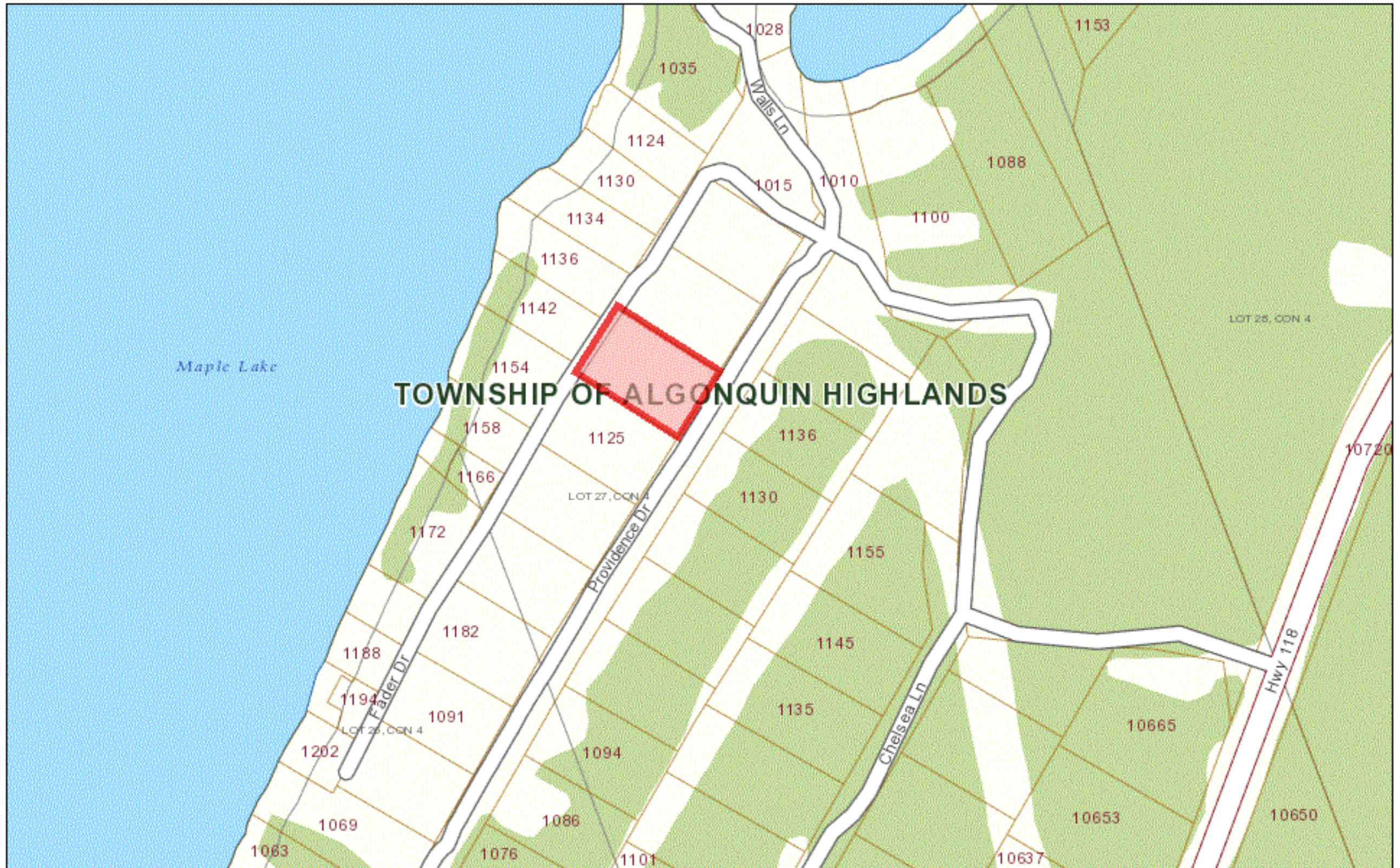
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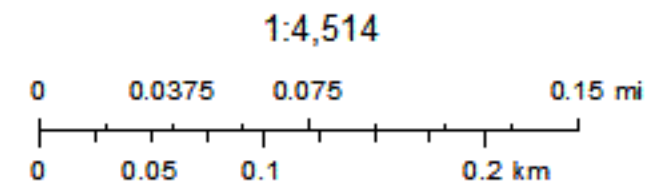
# Providence Drive, Algonquin Highlands ON



November 10, 2022

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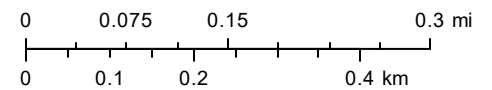
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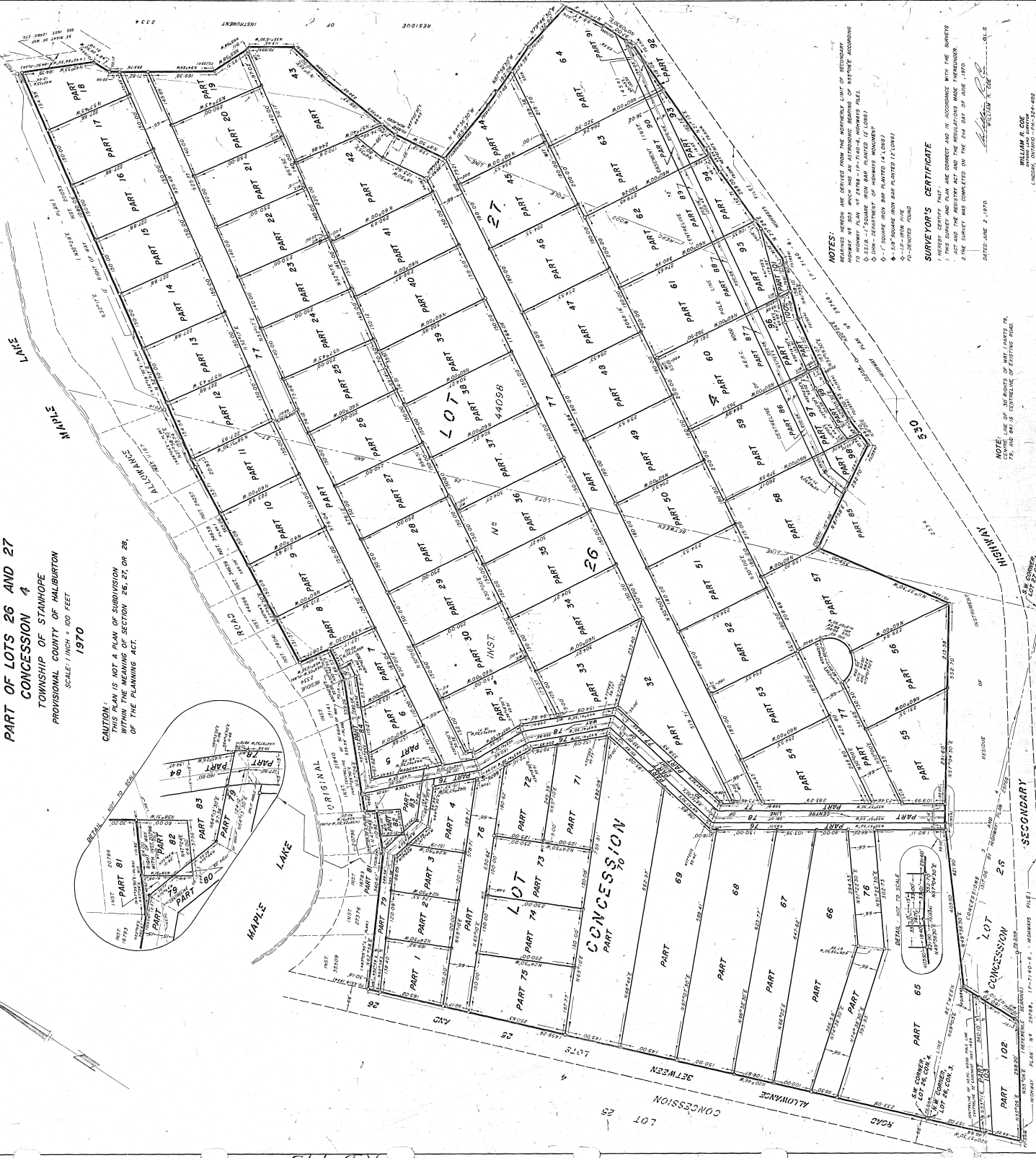
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RECORDED AND  
INDEXED UNDER PART 2  
OF THE REGISTRY ACT  
DATED: JUNE 2, 1970  
BY: WILLIAM R. COE  
SURVEYOR  
THE PROVINCIAL COUNTY OF  
HALIBURTON

**PLAN OF SURVEY OF  
PART OF LOT 26  
CONCESSION 3  
PART OF LOTS 26 AND 27  
CONCESSION 4  
TOWNSHIP OF STANHOPE  
PROVINCIAL COUNTY OF HALIBURTON  
SCALE: 1 INCH = 800 FEET  
1970**

CAUTION: THIS IS NOT A PLAN OF SUBDIVISION  
WITHIN THE MEANING OF SECTION 26, 27, OR 28,  
OF THE PLANNING ACT.



NOTES:  
1. THIS SURVEY WAS MADE FROM THE ORIGINAL SURVEY OF CONCESSION 3 AND CONCESSION 4, AND IS A RE-SURVEY OF THE SAME.  
2. THE SURVEY WAS COMPLETED ON THE 2ND DAY OF JUNE, 1970.  
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS THEREUNDER.  
4. THE SURVEY WAS MADE BY WILLIAM R. COE, SURVEYOR, OF THE PROVINCIAL COUNTY OF HALIBURTON.  
5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS THEREUNDER.  
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WILLIAM R. COE  
SURVEYOR  
THE PROVINCIAL COUNTY OF HALIBURTON  
DATED: JUNE 2, 1970

R7-143



