



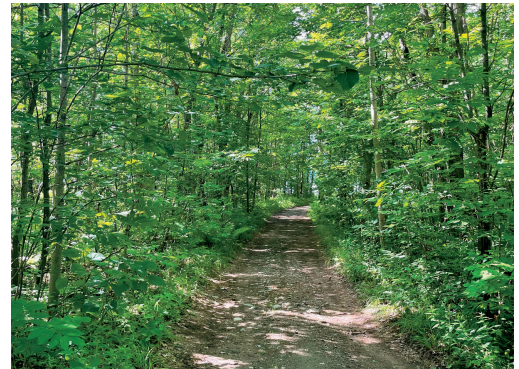
# Just Listed

CHELSEA LANE  
ALGONQUIN HIGHLANDS

\$114,900



## OVERVIEW



## ABOUT THIS PROPERTY

Discover the perfect setting for your dream home on this flat, 1.15-acre building lot, boasting deeded access to the tranquil Maple Lake. (Buyer to do own due diligence with local municipality)

## FEATURES



1.15 Acres



Maple Lake (Deeded Access)

## CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

# CHELSEA Lane, Algonquin Highlands, Ontario K0M 1J1

Listing

Client Full  
**Active / Land**

**0 CHELSEA Ln Algonquin Highlands**  
*Pending Board Approval*

**MLS®#: 40408358**  
**Price: \$114,900**



## Haliburton/Algonquin Highlands/Stanhope

### Residential

Tax Amt/Yr: **\$147/2023**  
Zoning: **RR**  
Devel Chrg Pd:  
Official Plan:  
Site Plan Apprv:

Trans Type: **Sale**  
Acres Range: **0.50-1.99**  
Frontage: **75.00**  
Lot Dimensions: **75 x**  
Lot Irregularities:  
Lot Shape:  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$147/2023**

### Remarks/Directions

Public Rmks: **Discover the perfect setting for your dream home on this flat, 1.15-acre building lot, boasting deeded access to the tranquil Maple Lake. This blank canvas is adorned with lush greenery, offering privacy and serenity. With hydro and telephone services available at the lot line, it's ready for construction. Enjoy leisurely lakeside activities, or venture just 15 minutes to charming Haliburton for shopping, dining, and entertainment. Embrace the opportunity to create a lifetime of memories in Ontario's picturesque cottage country, where natural beauty and modern convenience meet. (Buyer to do own due diligence with local municipality)**

Directions: **FOLLOW HWY 118 TO FADER DRIVE TO CHELSEA LANE UNTIL YOU SEE THE SIGNS.**

### Exterior

Property Access: **Private Road, Year Round Road**  
Area Influences: **Airport, Beach, Lake Access, Quiet Area**  
Topography: **Dry, Flat, Wooded/Treed**  
School District: **Trillium Lakelands District School Board**

### Land Information

Utilities:  
Well Testing:  
Services: **At Lot Line-Hydro, Cell Service**  
Acres Clear:  
Lot Front (Ft): **75.00**  
Acres Waste:  
Lot Depth (Ft): **0.00**  
Acres Workable:  
Lot Size: **1.15 Acres**

Sewer: **None**  
Location: **Rural**

### Property Information

Legal Desc: **PT LT 27 CON 4 STANHOPE PT 43 RD143 T/W H175325, S/T INTEREST IN H175325, S/T RIGHT IN H49561; ALGONQUIN HIGHLANDS**  
Zoning: **RR**  
Assess Val/Year: **\$19,800/2016**  
PIN: **391290177**  
ROLL: **462100200033500**  
Possession/Date: **Flexible/**  
Survey: **Available/**  
Hold Over Days:  
Occupant Type:  
Deposit: **min 5%**

### Brokerage Information

List Date: **04/27/2023**  
List Brokerage: **RE/MAX Professionals North, Brokerage, Haliburton (Maple Ave)**

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Braden Roberts, Salesperson  
Date Prepared: 04/27/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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Photos

**MLS®#: 40408358**





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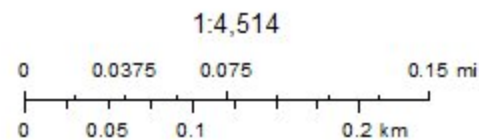
# Fader Drive- Algonquin Highlands ON



July 14, 2022

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## GIS Map 2



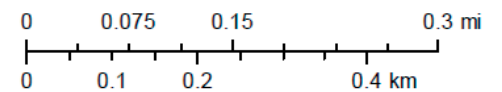
April 25, 2023

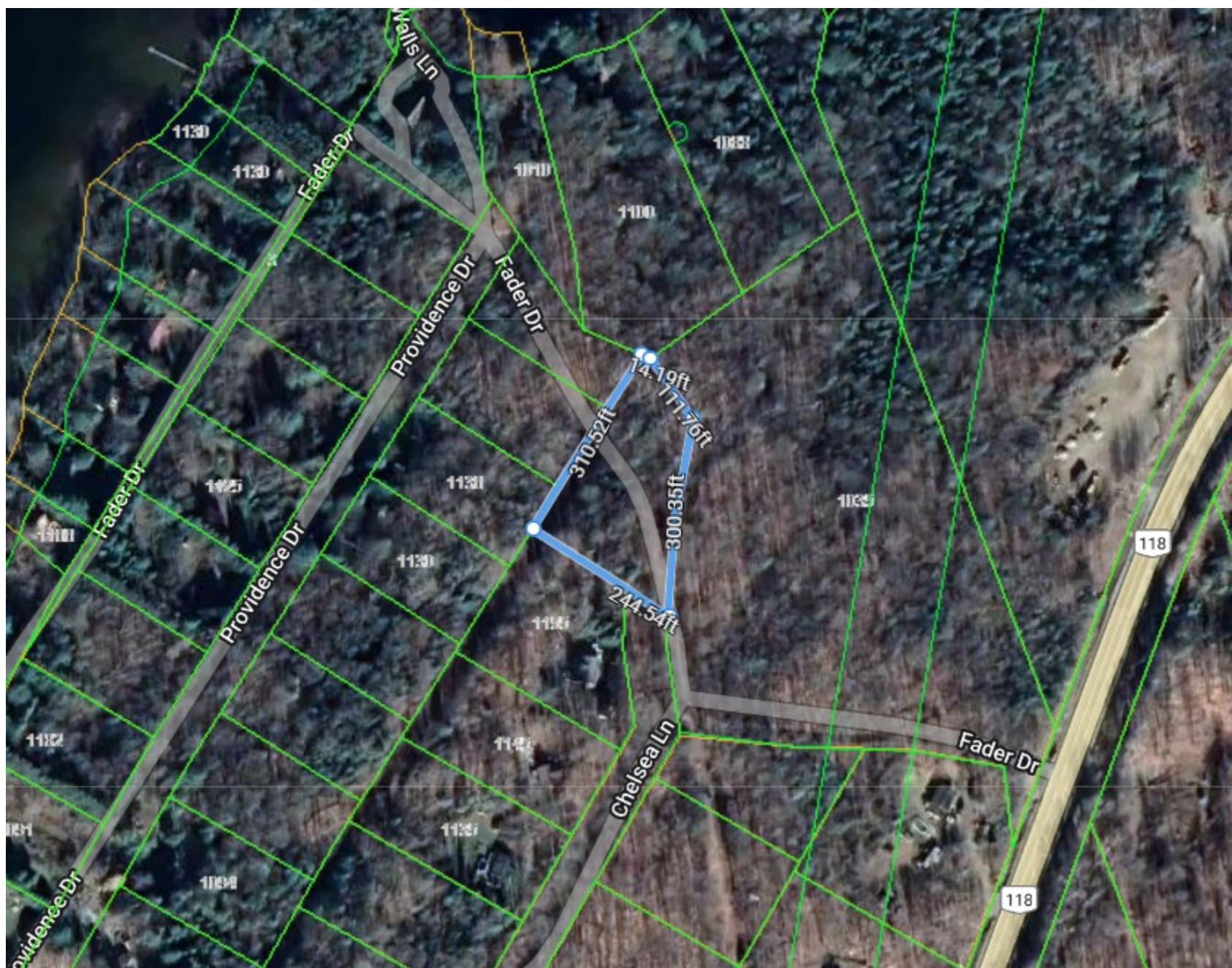
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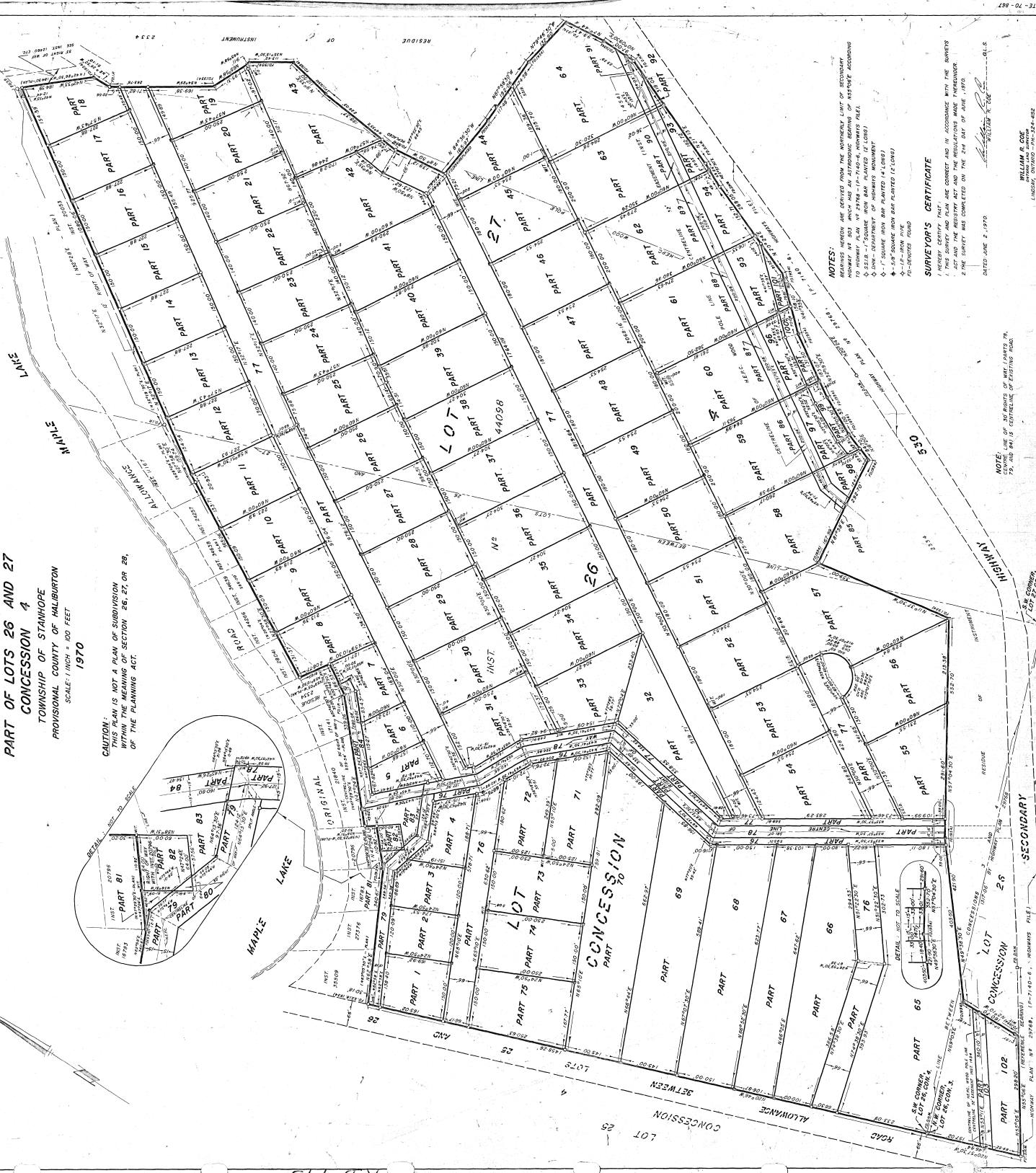
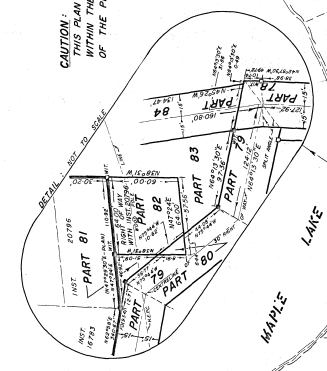




RECEIVED AND  
 DEPOSITED AS  
**PLAN R. 143**  
 OF THE REGISTRY ACT  
 DATED JUNE 2, 1970  
 BY WILLIAM R. COE  
 SURVEYOR  
 THE PROVINCIAL COUNTY OF  
 HALIBURTON

**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  
 1970**

CAUTION:  
 THIS PLAN 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 THE TOWNSHIP OF STANHOPE, PROVINCIAL COUNTY OF HALIBURTON, 1970, AND THE ORIGINAL SURVEY OF LOT 26, CONCESSION 3, 1970.  
 2. THE SURVEY WAS COMPLETED ON THE 2ND DAY OF JUNE, 1970.  
 3. THE SURVEY WAS MADE BY WILLIAM R. COE, SURVEYOR.  
 4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEY ACT, 1970.  
 5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PLANNING ACT, 1970.  
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**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, 1970.  
 2. THE SURVEY WAS COMPLETED ON THE 2ND DAY OF JUNE, 1970.  
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