


12977 County Road 503, Tory Hill


\$325,000



BRADEN ROBERTS

Sales Representative

 705-455-2345

 705-457-9994

 braden@troyausten.ca

2 Bedroom

1 Bath

0.98 Acres

Charming 2-bed, 1-bath single-family home just outside Tory Hill. Enjoy easy year round flat access off Highway 503, PLUS a scenic rail trail at your doorstep for walking and recreational activities. Stunning North West views of McCue Lake for great summer sunsets. The wrap-around driveway adds convenience, and a newer deck is perfect for relaxation. Cozy woodstove to keep you warm paired with electric baseboard heat. This property comes with a Troy-Bilt riding lawnmower and snowblower great for maintaining the property. Being sold "as is" for you to shape into your dream home. Embrace rural tranquility with easy access to amenities.

12977 COUNTY ROAD 503, Tory Hill, Ontario K0L 2Y0

Listing

Client Full

Active / Residential

12977 COUNTY ROAD 503 Tory Hill

MLS® #: 40511446

Price: **\$325,000**



Haliburton/Highlands East/Monmouth

Bungalow/House

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **616**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **616/LBO provided**
DOM: **1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$740.55/2023**

Remarks/Directions

Public Rmks: **Charming 2-bed, 1-bath single-family home just outside Tory Hill. Enjoy easy year round flat access off Highway 503, PLUS a scenic rail trail at your doorstep for walking and recreational activities. Stunning North West views of McCue Lake for great summer sunsets. The wrap-around driveway adds convenience, and a newer deck is perfect for relaxation. Cozy woodstove to keep you warm paired with electric baseboard heat. This property comes with a Troy-Bilt riding lawnmower and snowblower great for maintaining the property. Being sold "as is" for you to shape into your dream home. Embrace rural tranquility with easy access to amenities. Don't miss out—schedule your showing today!**

Directions: **Take Hwy 118 to County Road 503 to 12977**

Common Elements

Exterior

Construct. Material:	Vinyl Siding	Roof:	Asphalt Rolled
Shingles Replaced:	2018	Prop Attached:	Detached
Year/Desc/Source:	1957//Owner	Apx Age:	51-99 Years
Property Access:	Municipal Road, Year Round Road	Rd Acc Fee:	
Other Structures:	Shed, Other	Winterized:	
Garage & Parking:	Outside/Surface/Open//Circular Driveway	Garage Spaces:	
Parking Spaces:	6		
Services:	Cell Service, Electricity, High Speed Internet, Telephone		
Water Source:	Dug Well	Sewer:	Septic
Lot Size Area/Units:	0.980/Acres	Acres Rent:	
Lot Front (Ft):	426.00	Lot Shape:	
Location:	Rural	Land Lse Fee:	
Area Influences:	Ample Parking, Park, Playground Nearby, Quiet Area, School Bus Route	Retire Com:	
View:	Lake	Fronting On:	West
Topography:	Rolling		

Interior

Interior Feat:	None		
Basement:	Full Basement	Basement Fin:	Unfinished
Laundry Feat:	Main Level		
Cooling:	None		
Heating:	Baseboard, Electric, Woodstove		
Fireplace:	/Wood Stove	FP Stove Op:	
Inclusions:	Dryer, Refrigerator, Stove, Washer, Other		
Add Inclusions:	Riding Lawn Mower & Snow Blower		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 16 CON 10 MONMOUTH PT 2 19R2426; HIGHLANDS EAST EXCEPT FORFEITED MINING RIGHTS, IF ANY & PT LT 17 CON 9 MONMOUTH AS IN HI 31658; HIGHLANDS EAST EXCEPT FORFEITED MININGRIGHTS, IF ANY		
Zoning:	SR2	Survey:	None/
Assess Val/Year:	\$81,000/2023	Hold Over Days:	
PIN:	393120139	Occupant Type:	Owner
ROLL:	460160100033800		
Possession/Date:	Flexible/	Deposit:	min 5%
Possession Rmks:	Flexible		

Brokerage Information

List Date: **11/09/2023**

List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)

Source Board: The Lakelands Association of REALTORS®

Prepared By: Braden Roberts, Salesperson

Date Prepared: 11/10/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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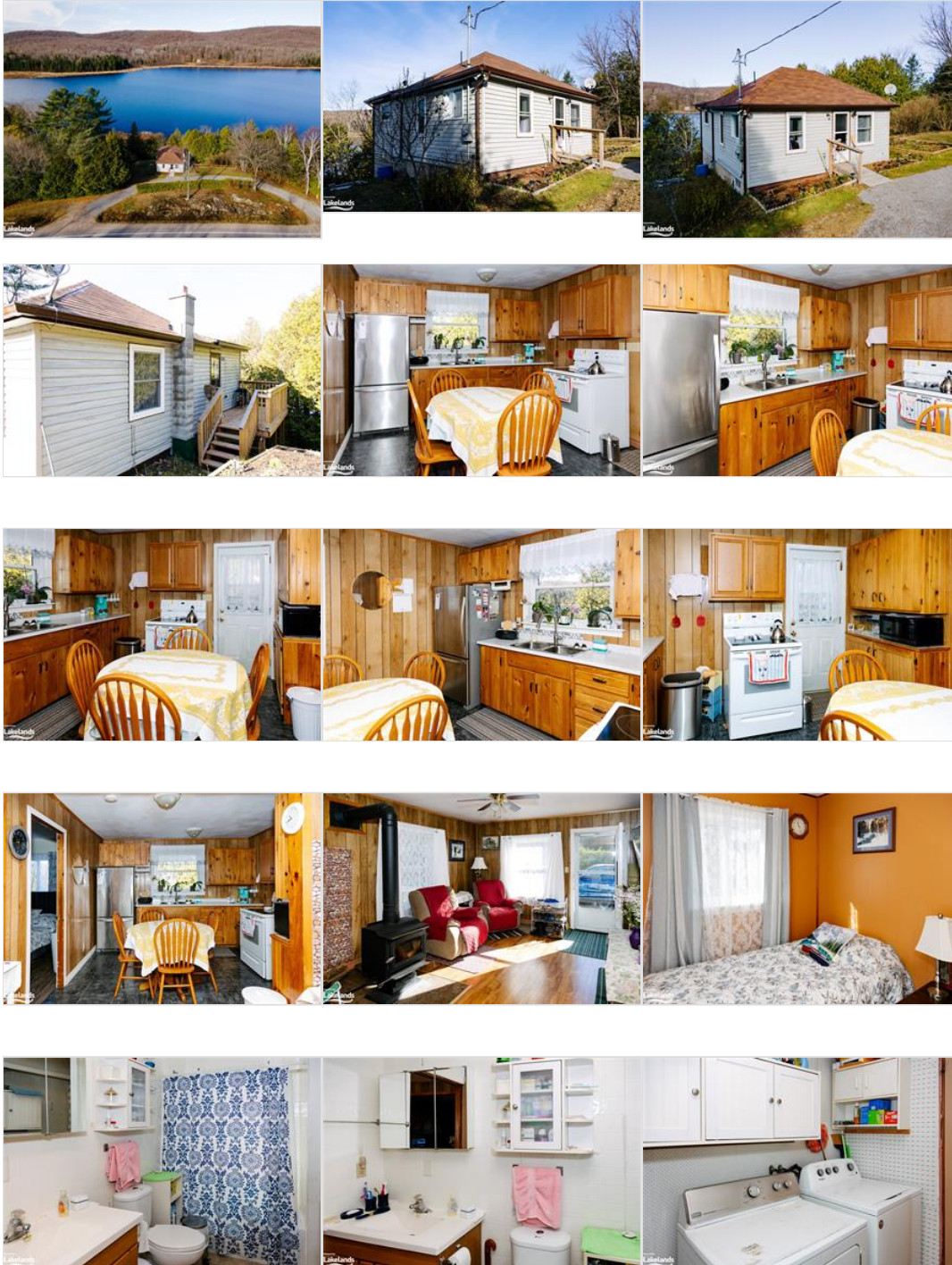
Rooms

MLS® #: 40511446

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen/Living Room	Main	11' 3" X 11' 11"	3.43 X 3.63	
Living Room	Main	11' 9" X 15' 3"	3.58 X 4.65	
Bathroom	Main	7' 4" X 9' 7"	2.24 X 2.92	3-Piece, Laundry
Bedroom Primary	Main	9' 6" X 11' 6"	2.90 X 3.51	
Bedroom	Main	7' 5" X 9' 4"	2.26 X 2.84	

Photos

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INCLUDED

- Dryer
- Refrigerator
- Stove
- Washer
- Riding Lawn Mower
- Snow Blower

EXCLUSIONS

- All Personal Items

INITIALS SELLER



INITIALS BUYER



Hydro Cost per Year: \$812.73 Approx

Wood cords per season: 5-6 cords

Satellite Provider: Bell

Internet Provider: Bell

Highspeed internet available

Cell Service – Yes

Septic last pumped: June 2023

Winterized/4 season: Yes

Age: 1957

Age of Roof: 5 Years

Road: Municipal year round – Bus Route

11/13/2023

***Details herein provided by the Seller for information purposes only.
Do not include in an Agreement of Purchase and Sale.***

Location_12997 County rd 503



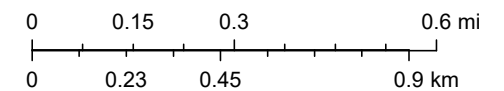
November 7, 2023

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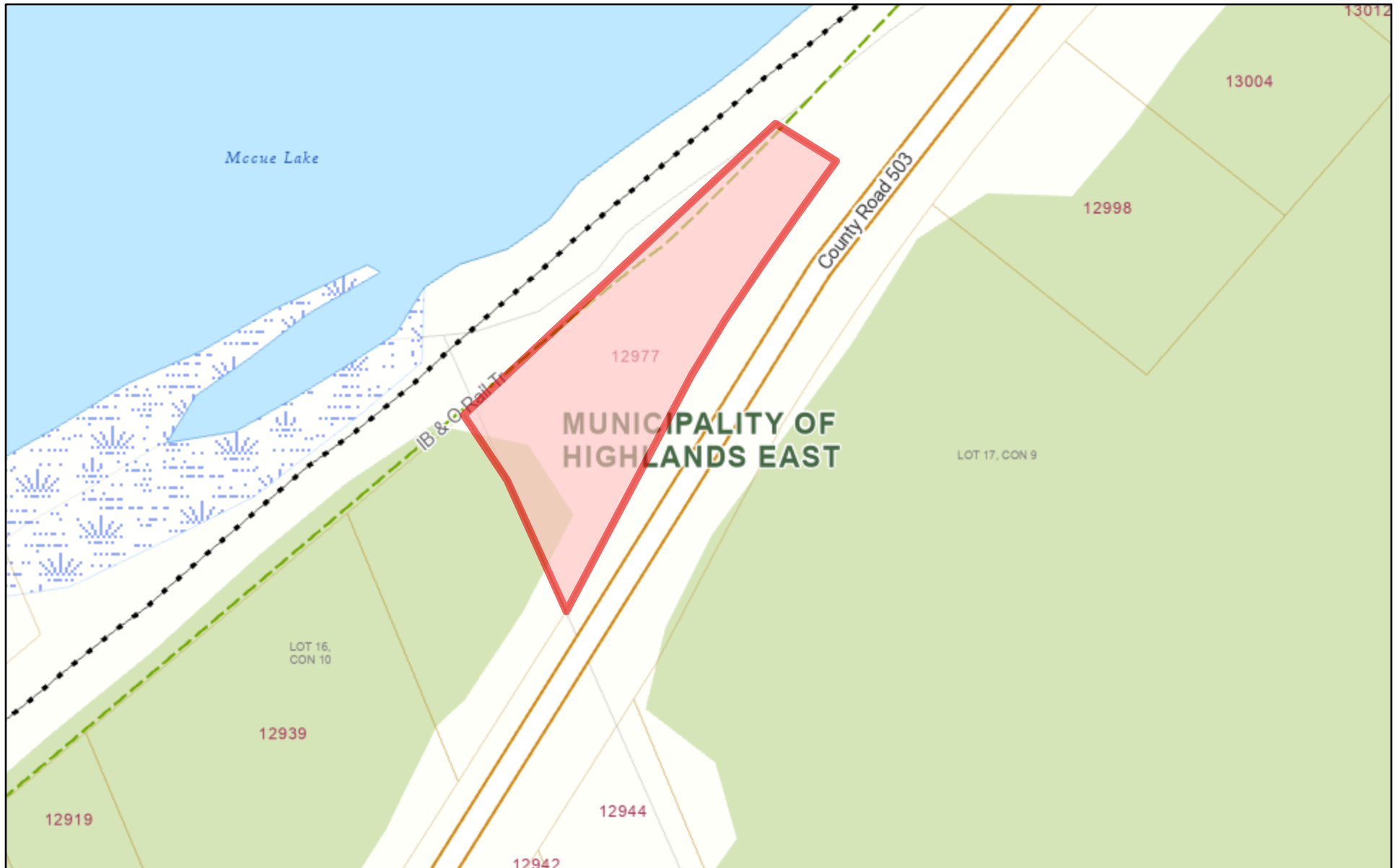
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