

\$275,000 - 380 Concession 1 Road, Hawkesbury

MLS® #X12371162

\$275,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

615 - East Hawkesbury Twp, Hawkesbury,
Ontario

Welcome to 380 Concession Road 1, a versatile property offering just shy of 10 acres. Featuring approximately 280 meters of frontage, this parcel meets municipal requirements for at least two severances (100 meters per lot). A potential third severance may also be possible with variances and special permission, offering added upside for investors and builders. On the west side of the lot, you'll find an original well and septic system from the 1980s. There is also a trailer on-site equipped with a 200-amp electrical panel. The seller is in the process of removing a small home, trailer, and outhouses, and will clear the lot at their cost prior to closing. Estimated costs for future severances, including studies and water testing, are in the range of \$15,000-\$20,000 per lot as per counsel. The property is being sold as is, with information provided for disclosure and informational purposes only, not as a representation or warranty. Buyers are encouraged to complete their own due diligence with the municipality regarding severances, approvals, zoning, and servicing. Whether you are seeking a large parcel for personal use or exploring the potential of creating multiple lots, this property presents excellent flexibility and long-term value just outside of Hawkesbury. With a generous mix of mature trees providing privacy and a sense of tranquility, the property also features a small cleared open space, making it



ideal for building your dream home. Short distance from the 417. (id:6289)

Essential Information

Listing #	X12371162
Price	\$275,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	380 Concession 1 Road
Subdivision	615 - East Hawkesbury Twp
City	Hawkesbury
Province	Ontario
Postal Code	K0B1B0

Exterior

Lot Description	980 x 440 Acre 10 - 24.99 acres
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Listing Details

Listing Office	RE/MAX DELTA REALTY TEAM
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