

\$229,900 - 00 Maurice Street, North Dundas

MLS® #X12385736

\$229,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

708 - North Dundas (Mountain) Twp, North Dundas, Ontario

Private Vacant Wooded Residential LOT For Sale by owner. This approx 1 acre triangular shaped lot is located on Maurice Street in the hamlet of Hallville Ontario[Mountain] in North Dundas Township. North frontage - 355.8 ft; West boundary - 258 ft; South boundary - 435.5 ft; A running Creek is part of the back southern boundary. North Dundas Township has approved a residential zoning for this land parcel for the building of a 4 bedroom home 150m² = 1,614 sq.ft on this footprint. All documentation will be made available to the purchaser. A Civic address has already been assigned to this lot by township. Included in the purchase price is a new Survey [Oct 2024] along with a North Dundas Township Hydrological Assessment which identifies suggested locations for a well, a septic bed and house placement. The front of the lot is situated on an established paved road. Enjoy the sound of running water from the creek which runs through the back southern part of the property along its entire length. The community Hallville Firehall is close - located only .5 km away. It's a 1 min travel time to Hwy #43, and only 10 min travel time to hwy #416 access. This Lot parcel location does provide a quick 12 min driving time to either Winchester or Kemptville. It's also only a 2 min walk from Maurice St to the newly developed family-friendly Hallville Community Park via the newly installed walking path [laneway] constructed over the Creek. Current annual



municipal land tax on this 1 acre property is approx \$1200.00. Mere Posting. Serious inquiries: 613 989-2215 (id:6289)

Essential Information

Listing #	X12385736
Price	\$229,900
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	00 Maurice Street
Subdivision	708 - North Dundas (Mountain) Twp
City	North Dundas
Province	Ontario
Postal Code	K0E1S0

Amenities

Amenities	Park
Features	Irregular lot size
Parking	No Garage

Exterior

Lot Description	355.8 x 258 FT 1/2 - 1.99 acres
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Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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