

142 TALON LAKE Road, Rutherglen, Ontario P0H 2E0

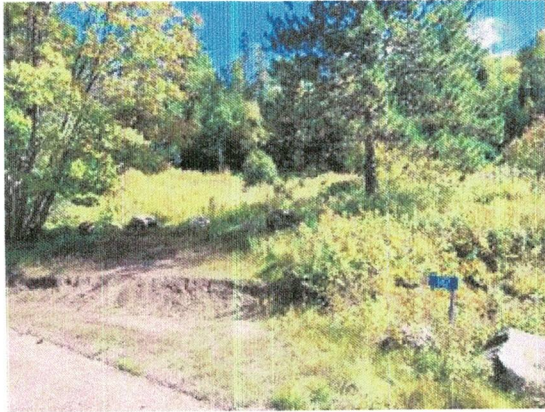
Listing

Client Full
Active / Land

142 TALON LAKE Rd Rutherglen

Listing ID: 40550364

Price: **\$99,900**



Nipissing/Calvin/Calvin

Residential

Tax Amt/Yr: **\$0/2023**
Zoning: **R**
Devel Chrg Pd: **No**
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **0.50-1.99**
Frontage: **156.65**
Lot Dimensions: **156.65 x 149.67**
Lot Irregularities:
Lot Shape: **Irregular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$0/2023**

Remarks/Directions

Public Rmks: **142 TALON LAKE \$99,900+HST. 1.07 ACRE BUILDING LOT CLOSE TO TALON LAKE BOAT LAUNCH. CLEARED AREA, DRILLED WELL WITH SEPTIC. HYDRO AT PROPERTY LINE. 25 MINUTES FROM NORTH BAY. "SOLD AS IS".**

Directions: **HWY 17 TO TALON LAKE ROAD, PROPERTY ON RIGHT HAND SIDE.**

Exterior

Property Access: **Year Round Road**
Area Influences: **Ample Parking, Beach, Campground, Highway Access, Marina**
View:
Topography: **Hilly, Level**
Restrictions: **None**
Fronting: **East**

Land Information

Utilities:
Water Source: **Well**
Well Testing:
Services: **At Lot Line-Hydro, Cell Service**
Acres Clear:
Lot Front (Ft): **156.65**
Acres Waste:
Lot Depth (Ft): **149.67**
Acres Workable:
Lot Size: **1.07 Acres**
Sewer: **Septic**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **PCL 26648 SEC NIP; PT LT 36 CON 11 CALVIN PT 2, 36R3901; CALVIN; DISTRICT OF NIPISSING**
Zoning: **R**
Assess Val/Year: **\$32,500/2024**
PIN: **491110020**
ROLL: **482200000146115**
Possession/Date: **1 - 29 Days/**
Survey: **Yes/**
Hold Over Days:
Occupant Type:
Deposit: **2,500.00**

Brokerage Information

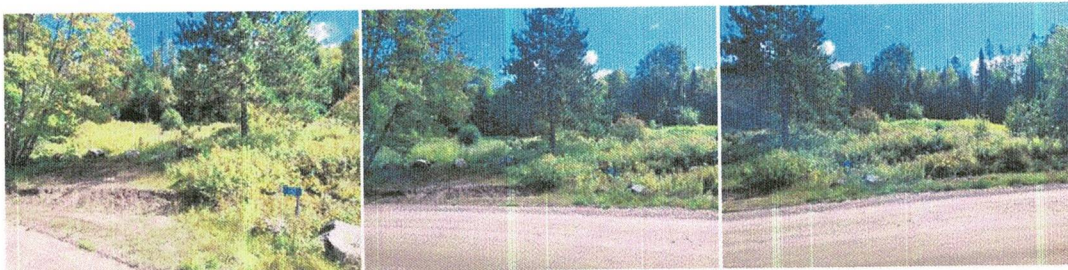
List Date: **03/06/2024**
List Brokerage: **[Royal LePage Northern Life Realty, Brokerage](#)**

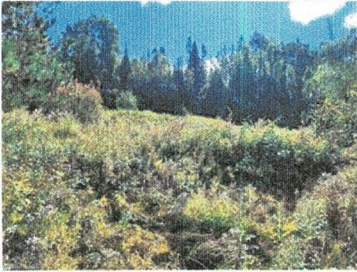
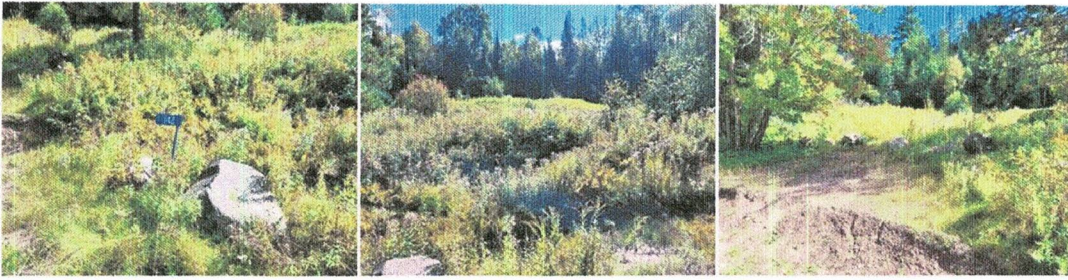
Source Board: North Bay and Area REALTORS® Association
Prepared By: LYNE LAFRENIERE, Brokerage Staff
Date Prepared: 03/07/2024

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Photos

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