

Gravenhurst FULLY Serviced Build Ready

I own 12 separate lots in Gravenhurst west end.(Google likes 200 Musquash rd based on house I tore down 18 Months ago) No roads to build no infrastructure to build. Ready to go. Water/Sewer/Gas Hydro Serviced into lots. (Hydro being fully finished in next 30-90 days. Walkout Basement profile.

Under 1KM to Gravenhurst Waterfront Wharf

No Lots under 48 Feet frontage on Musquash Rd. Fits a bungalow profile w walkout basement apartment.

Allows a double driveway w 4 car parking

Total DC would be 15128 for both the main floor house with basement apartment and permit can be obtained in 1 permit for both units if desired

CMHC show Gravenhurst as a ZERO Vacancy as of last October 2019
I am attaching

1/ 12 Lot R Plan

2/ Address Profile

3/ Four Westerly Lots Drainage Plan by Dearden and Stanton Surveying from Orillia Ont based on 24 x 40 walkout Basement profile (Can be changed no issue D/S has done all the on site field work)

4/ Bungalow (Walkout) w basement suite BCIN Design plan. (I sent short version BUT I have BCIN signed drawings for short and long hip roof plus Reverse Floor Plan design)

FYI Ontario Code just changed some building codes in Jan 2020 and many items much easier now just in last 30 days.

Rental Value +/- 1500 per each level plus separate electric,gas and water for each unit or sell buildings either way its a win (1 Water by District but allowed to split read Meters inside Lanlord to Tenant)

Likely lots of questions just ask happy to answer

Asking 124500 + Hst or Hst Number for a lot or two

Asking 1,380,000 + Hst or Hst Number for all 12 Lots

Build Ready NOW Spring 2020

Gravenhurst wants to see it go to Rental Market or Sale Market
Regards
RN

Cell 705-345-6030

I am the Owner/President in a Corp that I own 100%. The Lot Sales are Asset Sales not shares sales so Ont LTT applies on a Per lot Basis

Any other questions feel free to either Call/Text or email is preferable