



Price:	\$149,900	MLS® #:	521480247
Status:	Active		
Address:	93 PETIT LANE		
City:	KEARNEY, POA 1M0		
Side of Road:			
Elem Schl:	EVERGREEN HEIGHTS		
Sec. School:	ALMSGUIN DISTRICT		
Lot Dimension/Acreage:	243` X IRREG (2.86 ACRE)	Major Area:	MH
Zoning Source:	Municipality	District:	AH
SQ.FT. above:	0	Sub-Dist:	PROUD
Total SqFt Finished:	27	Zoning:	RURAL
Shore Road Allowance (SRA):	Owned		
Road Access:	Yes		
Possession:	TO BE ARRANGED		

MASON LAKE
Water Frontage: **243.00** Exposure: **West**

Public Info. Flat, well treed 2.86 acre lot with approx. 243 ft (assessed) frontage. Includes 1990, 27ft travel trailer in good shape. Partially cleared, path installed to the lake. Good Privacy. Small lake with fewer cottages. Hydro and phone at the lot line on the road. Private year round road with annual maintenance fee (may fluctuate from year to year depending on maintenance) trailer has central heating, shower, small generator. All owners have 1/14th ownership in the road. Approximately 40 minutes to Huntsville. Original Shore Road Allowance is included in the description and lot size. Although not motor restricted lake is primarily small motor, canoe and kayaks.

Directions Hwy 518 East to Chetwynd Road to Petit Lane, or From B. Falls, Hwy 11 to Ontario St, to Yonge St, to Chetwynd Road to Petit Lane

Type:	Cottage/Recreational	Heating/Mechanical:	None	Exterior:	None
Style:	Other	Garage Type:	None	Driveway:	Single
Title to Land:	Freehold	Water:	None	Foundation:	None
Property Size:	1.0 -2.99 Acres	Sewer:	None	Basement:	None
Land Features:	Cleared - Part	Utilities/Services:	Electricity, Telephone	Interior Features:	None
Access:	Year Round Private Road	Rental Equipm.:	None	Ext. Features:	None
Waterfront Features:	Water Frontage	Lease-To-Own Equip:	None	Roof:	None
Shoreline:	Mixed			Flooring:	None
Accessory Buildings:	None				

Easements/Restrictions:

Inclusions None ; travel trailer with gas generator, dock, canoe
Exclusions none known

Bedrooms:	1+0	Sign:	Yes	Garage:	No
Bathrooms:	0 \	SPIS:	No	Waterfront:	Yes Body of Water Type: LAKE
Rental Income:	NO	Survey:	Yes		
Yr.Built:	1990				
Construction Status:	Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	TRAILER 27 FT			

Full Assessed Value: **\$112000** Phased Assessment: **112000 (2017)**
Taxes: **\$1069 (2016)** Improvement / Capital Chgs: **0**

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Huntsville - : M219**



Compliments of: **KEN MASHINTER, Broker: 705-788-8081**
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