

PART LOT 11-12 SIDEROAD 10, Chatsworth, Ontario N0H 1R0

Client Full

PART LOT 11-12 SIDEROAD 10
Chatsworth

Listing ID: 40550237

Active / Land

Price: **\$479,000**



Grey/Chatsworth/Chatsworth

Residential

Tax Amt/Yr: **\$1,230/2023**
Zoning: **A1 & EP**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **25-49.99**
Frontage: **66.00**
Lot Dimensions: **66 x 1,293**
Lot Irregularities:
Lot Shape: **Irregular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,230/2023**

Remarks/Directions

Public Rmks: **30 acres of land enveloped in natural beauty in Chatsworth. Enter through the tree-lined driveway where you'll find an expansive open meadow, complete with a charming garden shed and fire pit. Numerous trails wind through the bush and open areas, offering acres of adventure for mountain biking, leisurely walks, and exhilarating cross-country skiing during the winter months. Convenience meets rural living with the Holland Chatsworth Elementary School just 1km away, providing easy access for families with young children. Additionally, just a 15-minute drive to Owen Sound, where you'll find an array of big-box stores for all your shopping needs, 15-minute drive to Walters Falls and minutes to the Grey County CP Rail Trail. Another nearby beauty is Williams Lake, a stunning 148-acre clover-shaped oasis. It boasts a public beach and boat launch on the south side, spring-fed lake with crystal-clear aqua waters, boating and excellent fishing opportunities. Immerse yourself in the tranquil surroundings, where abundant wildlife and varied topography create a serene atmosphere. Opportunity to build on the property where areas are elevated and the driveway is already in place. Don't miss your chance to experience the beauty and serenity of rural living in Chatsworth, Ontario.**

Directions: **From Holland Centre North on Highway 10 to Sideroad 10 East to property on the South side (just East of 740202).**

Cross St: **Highway 10**

Exterior

Area Influences: **Ample Parking, Highway Access, Schools, None**

Fronting: **South**

View: **Dry, Flat, Hillside, Logging Potential, Open space, Rocky, Waterway, Wooded/Treed**

Topography:

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro, Electricity Available**
Acres Clear:
Lot Front (Ft): **66.00**

Sewer: **None**
Water Treatment:
Location: **Rural**

Acres Waste:
Lot Depth (Ft): **1,293.00**

Acres Workable:
Lot Size: **30.00 Acres**

Property Information

Legal Desc: **Part Lot 11-12 Concession 1 NETSR Part 1 16R4748 S/T Interest in R404768 (Holland); Township of Chatsworth, County of Grey**

Zoning: **A1 & EP**
Assess Val/Year: **\$100,000/2023**
PIN: **371790069**
ROLL: **420436000510400**
Possession/Date: **30 - 59 Days/**

Survey: **None/**
Hold Over Days:
Occupant Type:

Deposit: **5%**

Brokerage Information

List Date: **03/11/2024**

List Brokerage: **[Royal LePage Locations North \(Thornbury\), Brokerage](#)**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Vanessa Arellano-Carroll, Salesperson
Date Prepared: 03/13/2024

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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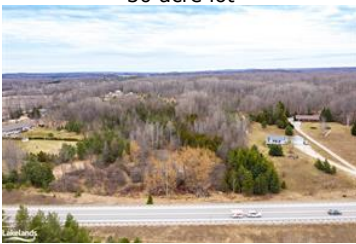
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Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Date:
Information Statement:

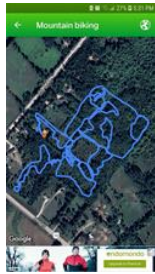
Level:

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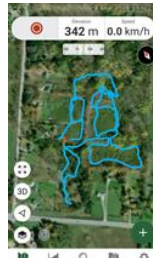


30 acre lot



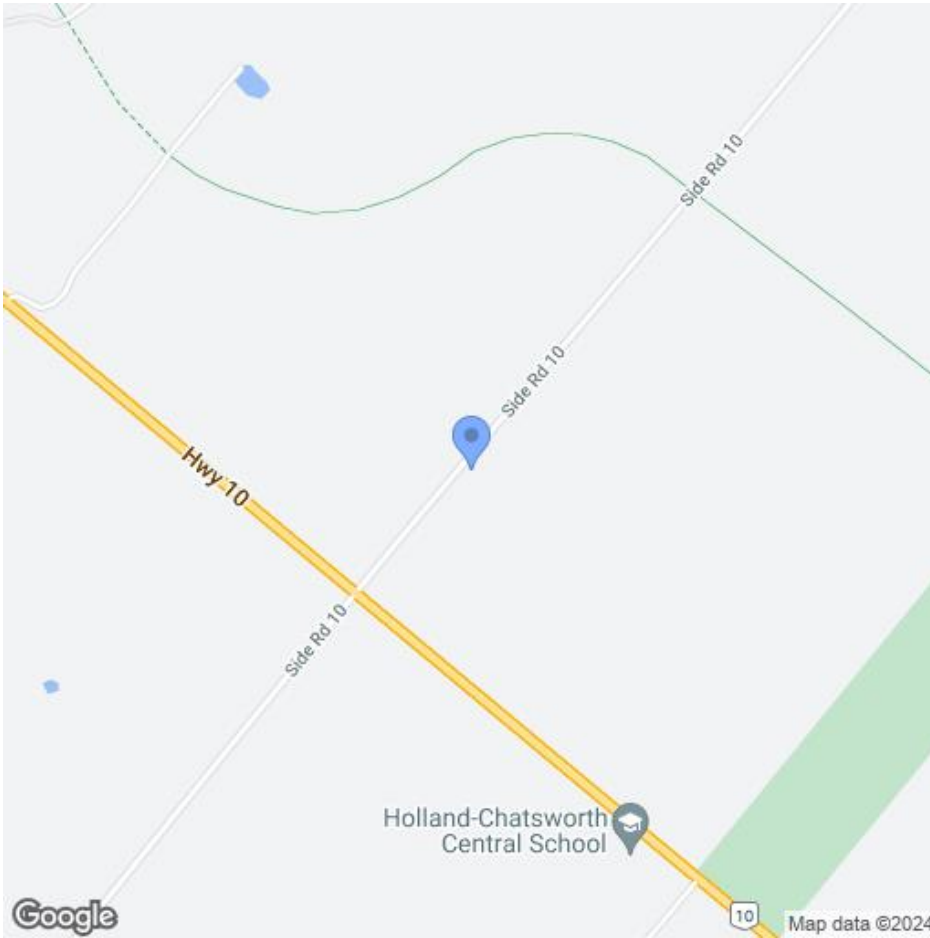


Biking trail



walking trail

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