



Price: \$95,700	MLS® #: 410716000904732
Status: Active	PID #: 2010115897
Legal Descr.: PLAN 3M188 LOT 17, HURON TWP (TWP OF HURON-KINLOSS).	
Address: 17 TANYA CRES	
City: HURON TWP, N2Z 2X3	
Prop known as: HURON TWP	
Side of Road:	Major Area: SBC
Lot Size: 105.05 FEET X 227.33 FEET	District: HK
No# of Feet on Water:	Sub-Dist: HURO
Approx. Square Feet: 0	Zoning:
Elem Schl:	Occupancy: Owner
	Sec. School:
List.Date: 02-MAR-2010	Possession: 30 DAYS

Directions Boiler Beach Road East to Heritage Heights, right on Park to Gregs Trail, East to Tanya, right to sign.
Show.Instr. Go direct.

Type: Vacant Lot(s)	Heating: None	Exterior: None
Style: None	Garage Type: None	Driveway: None
Title to Land: Freehold	Water: Municipal	Foundation/Basement: None
Property Size: 0.5 -0.99 Acres	Sewer: None	Features:
Land Features:	Services: Electricity, Cable	Roof:
Access: Public, Year Round Road Access	Rental Equipm.: None	Flooring:
WF Features: None		

Inclusions
Exclusions
Remarks All measurements are approximate. Last of the good building lots in an upscale neighbourhood with homes from \$350,000 to over \$1,000,000. Over half acre lot running East to West and would lend itself to a new home with a walkout basement. Municipal water to the lot line and prepaid. Hydro to lot line.

Bedrooms: 0	Sign: Yes	UFFI: NO	Garage:	Gar.Details:
Bathrooms: 0\	Lockbox: No	SPIS: No	Water Front: No	Water:
Rental Income: NO	Road: Public	GST: Unknown	Survey: YES	
Building Age: 0	Envir.:			

Floor	Room	Size	Floor	Room	Size
-------	------	------	-------	------	------

Assessment: **\$48375** Taxes: **\$556 (2009)** Improvements:

Condo Fee: Mobile/Leased Land F:

Seller Name: **MONTY WALDEN** Home Tel.: Bus.Tel.:
 Seller Name: **NATALIE WALDEN** Home Tel.: Bus.Tel.:

Listing Office: **ROYAL LEPAGE KINCARDINE** Listing Agent: **KEITH BATTLER 519-389-7718** FAX: **(519) 396-6687**
REAL ESTATE Brokerage 519 396-3396

SP: **2.5%**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the REALTORS® Association of Grey Bruce Owen Sound assumes no responsibility for its accuracy. (25-MAR-2010 19:44 EDT)