



WF	
Price: \$435,700	MLS® #: 410716000714400
Status: Active	PID #:
	File #: 2009108593
Legal Descr.: CON A PT LOT 24 RP3R2785 RP3R2785 PART RP3R3304 PART 4, HURON TWP (HURON KINLOSS)	
Address: 48 VOZKA DR	
City: HURON TWP, N2Z 2X3	
Prop known as: HURON TWP/LURGAN BEACH/POINT CLARK	
Side of Road:	Major Area: SBC
Lot Size: 100.95X207.14	District: HK
No# of Feet on Water: 100.00	Sub-Dist: HURO
Approx. Square Feet: 0	Zoning:
Elem Schl:	Occupancy: Vacant
	Sec. School:
List.Date: 18-FEB-2009	Possession: 30 DAYS

Directions Hwy 21 north of Amberley to Concession 4; west to Lake Range; to Bell Drive; right onto Blairs Trail to Green Brae Crescent and that becomes Oak. Turn left (south) to the end of Vozka.
Show.Instr. Go direct.

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

Inclusions
Exclusions
Remarks All measurements are approx. Very rare find. True lake front vacant lot with over 100 feet on sand beach, 200 feet deep. Backing onto parkland and on a dead end road. One of the last lots on Lake Huron!

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

Floor	Room	Size	Floor	Room	Size
Assessment: \$518000	Taxes: \$5130 (2008)	Improvements:			
Condo Fee:	Mobile/Leased Land F:				
Seller Name: SANDRA MACNAUGHTON	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%					
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