

972 MILL RIDGE ROAD, Arnprior K7S 3G8

\$99,900



Status: **Active**
 Dist/Neigh: **551- McNab/Braeside Twps** Fronting: **South**
 Munic: **McNab/Braeside Twp**
 Neigh Name: **Flat Rapid Estates**
 Lot Size: **718.08 ' x 482.48 ' Irregular** # Acres: **2.840**
 Zoning:
 Zoning Desc: **Residential**
 SubDiv:
 Legal: **Lot 14 Plan 571 McNab Braeside Township**

Directions/Remarks

Directions: **Exit White Lake Road in Arnprior, turn right on Vanjumar Drive which turns into Russett Drive, follow Russett Drive to Flat Rapids Drive and turn left on Mill Ridge Road**

Public Remarks: **Picturesque 2.84 acre estate lot in a breathtaking setting situated in Flat Rapids Estates among beautiful custom homes only 10 minutes from Arnprior and within steps to the water access on Madawaska River. Lot is pie-shaped with levelled area cleared at road and an elevated flat portion overlooks the street and is lined by majestic pines with a sensational view of the countryside and a neighbouring creek. Two 9' culverts and a partial driveway installed. Hydro is at the lot line, high-speed internet, school bus to Arnprior and McNab schools with a lovely hamlet of school-age children. Buy now and get ready for construction or keep for your future dream home plans to live near the water in a pleasantly peaceful and picturesque neighbourhood!**

Property Details

Current Use: **Residential/Subdivision** Lot Type: **Lot**
 Building Permit:
 Develop Status: **Finished Lots** Road Surface: **Asphalt** Road Access: **Township Road**
 Convenants:
 Water Supply: **None** Area: **Flat Rapids Estates**
 Lot Improve: **Other Site Improvements** Sewer: **None** Power:
 Site Influences: **Acreage, Cul-De-Sac, Riverview, Water Access**
 Neigh Influences: **Golf Nearby, Paved Road, Water Nearby**
 Restrictions:

Other Property Information

Assoc/POTL Fee: **\$0** N/A Taxes/Yr: **\$750.00/2017**
 Assmt/Yr:

Office Information

List Office #1: **John Roberts, Broker, 613-832-0902 RE/MAX HALLMARK REALTY GROUP, Brokerage**

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