

Property Member Full

BLOCK 102 WILSON Drive, Springwater, Ontario L0L 1Y3

Listing

Member Full
Active / Land

Confidential for REALTORS® Only

Listing ID: 40583052

List Price: \$525,000.00/For Sale

New Listing



Simcoe County/Springwater/SP77 - Snow Valley Residential/

Tax Amt/Yr: \$340/2023
Zoning: R1
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Interboard Listing ID: TREB
Trans Type: Sale
DOM/CDOM: 0/0
Common Interest: Freehold/None
Acres Range: 0.50-1.99
Frontage: 560.00
Lot Dimensions: 560
Lot Size Area Units: Acres
Lot Irregularities: 561' x 177' x 113' x 181' x 126' x 160'
Lot Shape: Irregular

Recent: 05/08/2024 : New Listing

Seller: 453211 Ontario Limited

ARN/PIN: 434101000315501 / 583510676

Legal: Block 102, Plan 51M-1019 together with an easement over Part Blocks 105, 112, 113, Plan 51M-1019 being Parts 1,2,3 Plan 51R39178 as in SC1089222 Township of Springwater

Remarks/Directions

Public: Very private stand alone Snow Valley lot offering over 1 acre. Developers have bored both hydro and municipal water over from Black Creek Estates. This lot is NOT subject to Snow Valley Building Covenants. Great opportunity to build your dream escape minutes from Barrie in a treed setting across from Springwater Park. Easy access to key commuter routes north to cottage country or south to the GTA. Minutes to the key amenities offered by Barrie - services, shopping, entertainment. Live in the heart of Springwater and enjoy the exceptional four season recreation Simcoe County has to offer - just a short drive to lakes and waterfront fun - a variety of prime golf courses to choose from - all season parks, hiking trails. See attachments for lot layout.

REALTOR®: All inquiries to Steve Vandrick, Broker 705-722-7100 OFFICE or 705-795-5219 DIRECT. OFFERS - Schedule B + min 48 hrs irrevocable, please - then send to estatelots.info@gmail.com directly. Sale is subject to HST. No VTB. Taxes are based on former OS zoning. See Attachments * Property Line starts at gate - further back from signs.

Directions to Property: Wilson Drive past Snow Valley Road
Cross St: Wilson Drive / Snow Valley Road

Exterior

Property Access: Municipal Road, Paved Road
Area Influences: Hospital, Schools
View:
Topography: Wooded/Treed
Restrictions: Unknown
School District: Simcoe County District School Board, Simcoe Muskoka Catholic District School Board

Fronting: East

Comments

Inclusions: nil
Exclusions: nil

Land Information

Utilities:
Water Source: Municipal
Well Testing:
Services: Electricity
Acres Clear:
Lot Front (Ft): 560.00

Acres Waste:
Lot Depth (Ft):

Acres Workable:
Lot Size: Acres

Sewer: None
Water Treatment:
Location: Rural

Property Information

Legal Desc: Block 102, Plan 51M-1019 together with an easement over Part Blocks 105, 112, 113, Plan 51M-1019 being Parts 1,2,3 Plan 51R39178 as in SC1089222 Township of Springwater

Zoning: R1
Assess Val/Year: \$39,000/2023
PIN: 583510676
ROLL: 434101000315501
Possession/Date: Immediate/

Survey: None/
Hold Over Days:
Occupant Type:
Deposit: 5%

Marketing

Showing Requirements: TLBO (List Brokerage), TLSP (List Salesperson)

Showings:

Showing Remarks:

Lockbox Type:

Sign on Prop:

Possession:



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Other

Locbox Loc/Serial#:/

Yes

Immediate

Brokerage Information

List Date:

05/08/2024

Expiration Date:

07/30/2024

Int Bearing Bkg Trust Account:**Yes**

Financing:

Confidential thru LA

SPIS:

Contact After Expired:**No**

Buyer Agency Compensation Remarks: **2.5% + HST**

Special Agreement: **No**

Assignment Of Listing:**No**

HST Applicable to Sale:**Yes**

Representation Type: **Designated Representative**

Offer Remarks:

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Mortgage Comments: **Treat as Clear. No VTB**

Original List Price:

\$525,000.00

List Brokerage:

[RE/MAX Hallmark Chay Realty Brokerage](#)

Brkge #: **705-722-7100**

List Salesperson:

[Steve Vandrick, Broker](#)

Direct #: **705-722-7100**

Email:

svandrick@hotmail.com

L/SP Cell:

Confidential for REALTORS® Only

Source Board: Barrie and District Association of REALTORS®

Prepared By: Steve Vandrick, Broker

Date Prepared: 05/08/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix

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Property Details

GeoWarehouse Address:

Not Available

MINESING

PIN: 583510676

Land Registry Office: SIMCOE (51)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

453211 ONTARIO LIMITED

Legal Description

BLOCK 102, PLAN 51M1019 TOGETHER WITH AN EASEMENT OVER PT BLKS 105,112 & 113 PL 51M1019 BEING PTS 1,2,3 PL 51R39178 AS IN SC1089222 TOWNSHIP OF SPRINGWATER

The Corporation of the Township Of Springwater

By-law 5000-300

A By-law of the Corporation of the Township of Springwater to amend Zoning By-law 5000 as amended, by rezoning the lands located in Part of Block 64, Registered Plan 51M-965, Part of Lot 13, Concession 9 and Block 102, Part 7, Registered Plan 51M-1019, in the Snow Valley Settlement Area, former Township of Vespra, now in the Township of Springwater, Roll No. 4341 010 006 09674 0000, 4341 010 006 09601 0000, & 4341 010 003 15501 0000

(Block 102, Part 7, RP 51M-1019 as shown on Schedule 'Ai', and Part of Block 64, RP 51M-965, and Part of Lot 13, Concession 9, known municipally as 2184 Snow Valley Rd as shown on Schedule 'Aii')

ZB-2018-003 – Vespra Valley Estates Phase 3

Whereas By-law 5000, as amended, is the main Comprehensive Zoning By-Law of the Township of Springwater; and

Whereas the Council of The Corporation of the Township of Springwater has received a request to amend By-law 5000 as amended, and is in general agreement with this request; and

Whereas authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13 as amended, to enact such amendments; and

Whereas Council for the Corporation of the Township of Springwater adopted Official Plan Amendment 56 (OPA 56) on September 4th, 2019 for the lands known as Block 102, Part 7, Registered Plan 51M-1019 for which this by-law applies as shown on Schedule 'Ai'; and Part of Block 64, Registered Plan 51M-965, and Part of Lot 13, Concession 9 for which this by-law applies as shown on Schedule 'Aii'.

Whereas the proposed amendment is in conformity with the Township of Springwater Official Plan;

Now Therefore be it enacted as a By-law of The Corporation of the Township of Springwater the following:

1. That Schedule "Ai" to By-law 5000, as amended, is hereby further amended by rezoning lands in Block 102, Part 7, Registered Plan 51M-1019, former Township of Vespra, now in the Township of Springwater, Roll No. 4341 010 003 15501 0000 as shown in Schedule "Ai" attached hereto and forming part of this By-law from the Open Space (OS) Zone to the Residential (R1) Zone.

Schedule 'Ai' to By-law 5000-300



BLOCK 111

48.84m

207

208

EXISTING ENTRANCE

38.41m

PROPOSED DRIVEWAY

209

PROPOSED TRANSFORMER

210

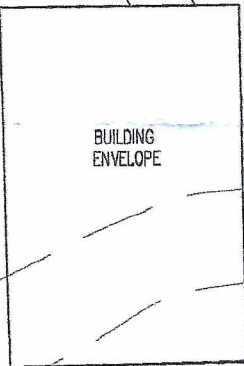
PROPOSED TILE BED

211

SCALE 1:400

40.33m

HYDRO SERVICE TWO DUCTS



BUILDING ENVELOPE

PROPOSED BERM

NOTE: BERM
2.0m HIGH
70.0m LONG
3:1 SLOPES
VOLUME 840 cu m

17.01m

212

213

PROPOSED CURB STOP

WATER SERVICE
HYDRO SERVICE

34.72m

BLOCK 102

PROPOSED BERM

214

215

8.0m SERVING EASEMENT

54.16m

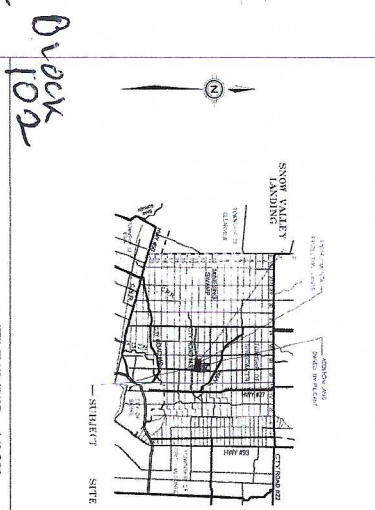
216

217

WILSON DRIVE PAVED ROAD

STROGMAN & ASSOCIATES SURVEYORS ON BEHALF OF THE APPLICANT HAS CONDUCTED A FIELD SURVEY OF THE LANDS SHOWN ON THIS PLAN. THE APPLICANT HAS BEEN ADVISED OF THE RESULTS OF THE SURVEY AND HAS ACCEPTED THE RESULTS OF THE SURVEY. THE APPLICANT HAS BEEN ADVISED THAT THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SURVEYORS. THE APPLICANT HAS BEEN ADVISED THAT THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SURVEYORS. THE APPLICANT HAS BEEN ADVISED THAT THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SURVEYORS.

NO.	DESCRIPTION	DATE
1	ORIGINAL PLAN	1988
2	AMENDMENT	1989
3	AMENDMENT	1990
4	AMENDMENT	1991
5	AMENDMENT	1992
6	AMENDMENT	1993
7	AMENDMENT	1994
8	AMENDMENT	1995
9	AMENDMENT	1996
10	AMENDMENT	1997
11	AMENDMENT	1998
12	AMENDMENT	1999
13	AMENDMENT	2000
14	AMENDMENT	2001
15	AMENDMENT	2002
16	AMENDMENT	2003
17	AMENDMENT	2004
18	AMENDMENT	2005
19	AMENDMENT	2006
20	AMENDMENT	2007
21	AMENDMENT	2008
22	AMENDMENT	2009
23	AMENDMENT	2010
24	AMENDMENT	2011
25	AMENDMENT	2012



BLACK CREEK ESTATES OF SNOW VALLEY

DRAFT PLAN OF SUBDIVISION
 OF PART OF THE W-1/2 OF LOTS 11 & 12
 AND PART OF THE W-1/2 OF LOTS 12, 13 & 14
 (GEOGRAPHIC TOWNSHIP OF VESPER)
 TOWNSHIP OF SPRINGWATER
 COUNTY OF SIMCOE

C.T. STROGMAN O.S.
 2012

LAND USE SCHEDULE

LAND USE	RECORD NUMBER	AREA
PROPOSED RESIDENTIAL	1.3.101	23,778 sq. m.
OPEN SPACE	03	0.19 sq. m.
WALDING TRAIL	102.04.112	4.05 sq. m.
STORMWATER MANAGEMENT POND	06	2.19 sq. m.
SERVICE STREET	07	0.19 sq. m.
WATERWAY BESS	106.114	1.46 sq. m.
ROAD WRENCH/SITE TRAILWAYS	11.125	0.32 sq. m.
WALDING TRAIL & OPEN SPACE	113.78.119	0.32 sq. m.
ENVIRONMENTAL PROTECTION	120.21.122	0.42 sq. m.
ADJACENT WOODLANDS	128.128	0.42 sq. m.
STREET	118.117	0.17 sq. m.
STREET'S A, B, C, & D		4.89 sq. m.
TOTAL SITE AREA		43.89 sq. m.

APPLICANT'S CERTIFICATE
 I, THE APPLICANT, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE BEEN ADVISED BY THE SURVEYORS THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF. I HAVE BEEN ADVISED BY THE SURVEYORS THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF.

REVISIONS

NO.	DATE	DESCRIPTION
1	17/08/11	INITIAL PLAN
2	24/08/11	REVISION TO THE PLAN & RECORDS
3	24/08/11	REVISION TO THE PLAN & RECORDS
4	15/11/11	REVISION TO THE PLAN & RECORDS
5	28/02/12	REVISION TO THE PLAN & RECORDS
6	02/04/12	REVISION TO THE PLAN & RECORDS
7	02/04/12	REVISION TO THE PLAN & RECORDS
8	02/04/12	REVISION TO THE PLAN & RECORDS
9	02/04/12	REVISION TO THE PLAN & RECORDS
10	02/04/12	REVISION TO THE PLAN & RECORDS
11	02/04/12	REVISION TO THE PLAN & RECORDS
12	02/04/12	REVISION TO THE PLAN & RECORDS
13	02/04/12	REVISION TO THE PLAN & RECORDS
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21	02/04/12	REVISION TO THE PLAN & RECORDS
22	02/04/12	REVISION TO THE PLAN & RECORDS
23	02/04/12	REVISION TO THE PLAN & RECORDS
24	02/04/12	REVISION TO THE PLAN & RECORDS
25	02/04/12	REVISION TO THE PLAN & RECORDS

STROGMAN & ASSOCIATES LTD.
 2088 KENNEDY ROAD, UNIT 108
 MARKHAM, ONTARIO L3R 9W7
 TEL: (905) 477-2700
 FAX: (905) 477-2701

C.T. STROGMAN SURVEYING LTD.
 44 WILSON DRIVE, UNIT 10
 MARKHAM, ONTARIO L3R 9W7
 TEL: (905) 477-2700
 FAX: (905) 477-2701

ORILLIA - ONTARIO

NOTES

1. THIS PLAN IS A DRAFT PLAN AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

2. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SURVEYORS.

3. THE APPLICANT HAS BEEN ADVISED THAT THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SURVEYORS.

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