

FOR SALE
\$3,995,000

Bayfield St

Bridle Trail

11593

County Road 27
Springwater, ON

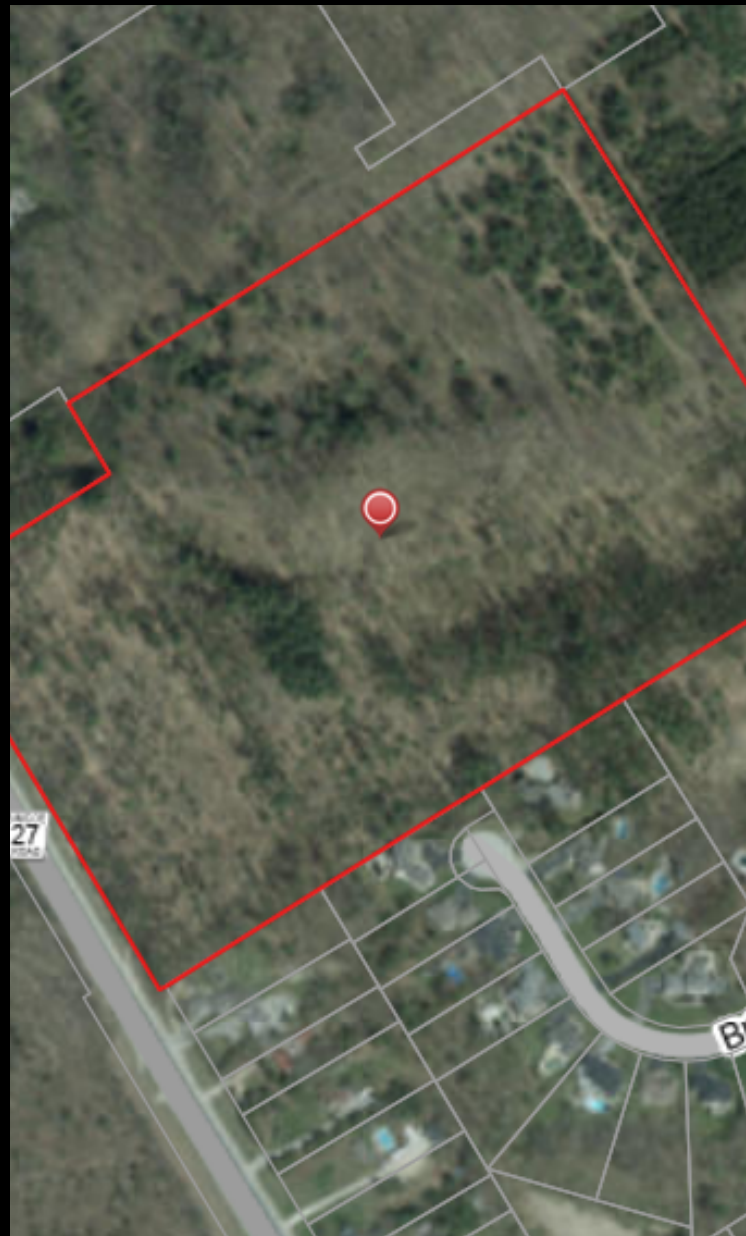
MLS # 40235127

Property Overview

- 37.38 AC of Agricultural Zoned vacant land with large trees
- Over 900' of frontage on County Road 27 north of County Road 26 interchange.
- Located in close proximity to Doran Park and Barrie Community Sports Complex
- Property has many permitted uses

Property Highlights

- Zoning: A- Agricultural
- OP: Environmental Protection Area I & II
- Taxes: \$3,083 - 2022 estimated
- No Municipal water or sanitary
- Property has gas and hydro at the lot line.



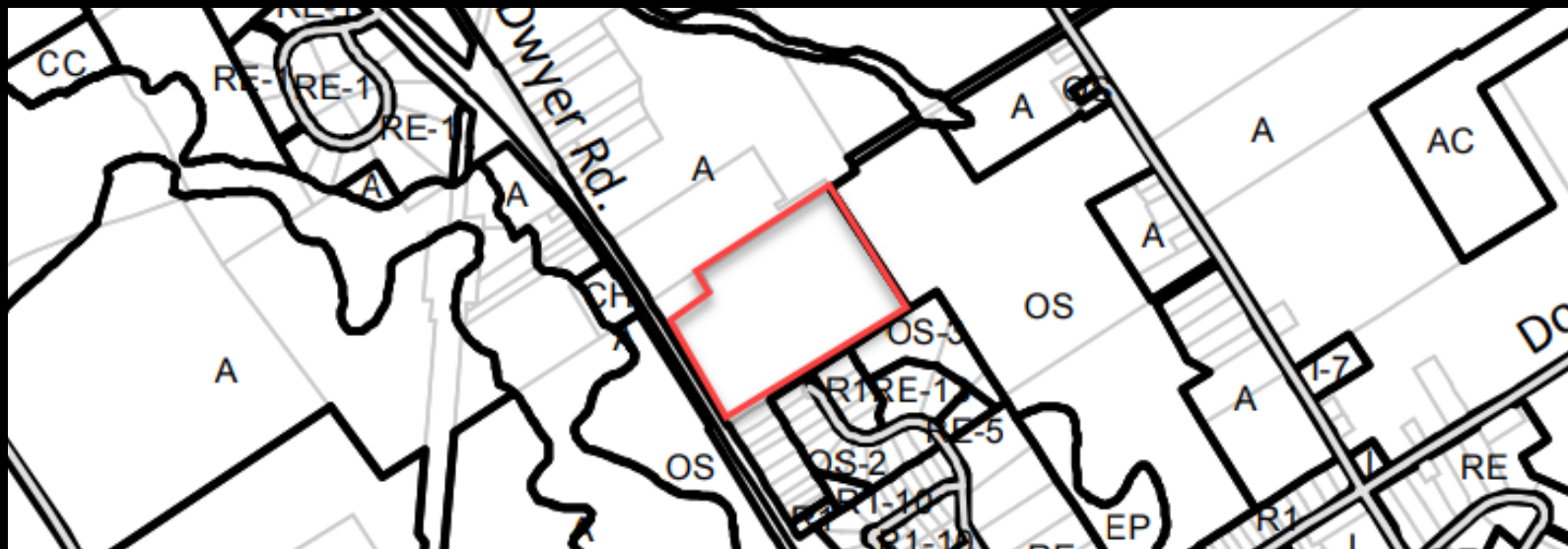
Permitted Uses

Non-Residential Uses:

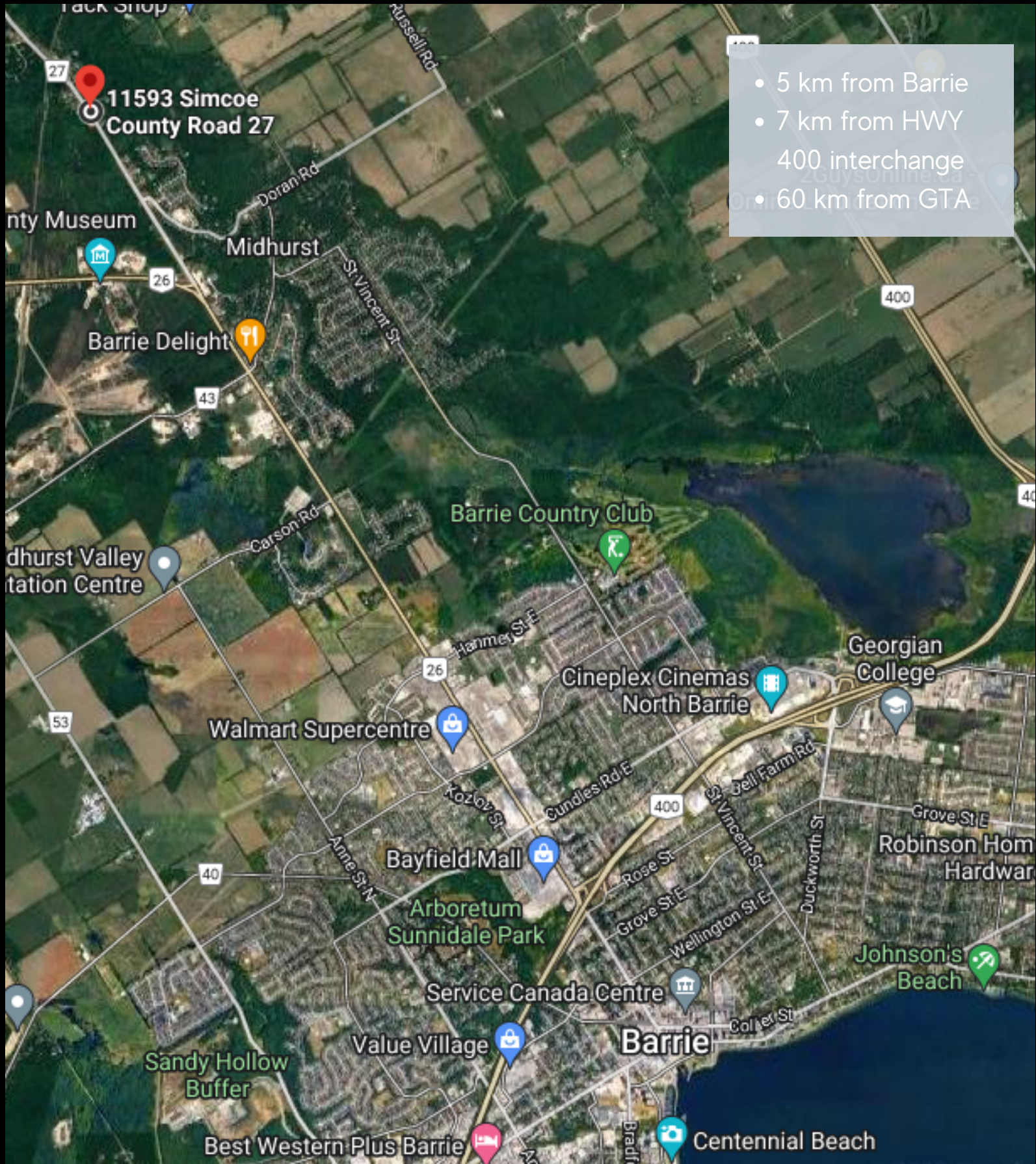
- Agricultural use in accordance with the General Provisions Section
- Hobby kennel in accordance with subsection 3.6(c) of the Kennel (K) Zone
- Conservation and wildlife sanctuary, including a forestry use
- Veterinary clinic
- Equestrian facility
- Market garden or farm produce sales outlet
- Home occupation in accordance with General Provisions Section
- Home industry in accordance with General Provisions Section and 33.3.13
- Bed & breakfast establishment
- Radio, television, telephone or other communications tower or transmission facility
- Passive outdoor recreation use
- Public use in accordance with the General Provisions Section

Residential Uses

- Single detached dwelling in accordance with Sections 33.3.14.1, 33.3.14.2 and 33.3.14.3.
- Single detached dwelling which is accessory to the permitted uses of Section 33.2.2 b) in accordance with Section 33.3.14.4.



Location



The Team

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Sutton Group Incentive Realty Inc. Brokerage*



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Buyers, Tenants, Sales Representatives and Brokers are encouraged to verify all details, sizes, measurements, etc. and obtain necessary legal and accounting advice.

Sutton Group Incentive Realty Inc. Brokerage has used information believed to be accurate and true and as supplied from reliable sources.

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