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232 BIGWIN Island, Lake Of Bays, Ontario P0B 1A0

Listina

Member Full

MLS®#: 40475943 **Active / Residential** List Price: **\$799,000.00**

New Listing



Muskoka/Lake of Bays/Franklin Cottage/House/Detached

Water Body: Lake of Bays Type of Water: Lake

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): 2(2+0)Baths (F+H): 1 (1 + 0)AG Fin SqFt Range: **501 to 1000** AG Fin SqFt: 907/LBO provided

DOM/CDOM

Ownership Type: Freehold/None Tax Amt/Yr: \$2,253.92/2023

> **Shinales** Detached

Septic

51-99 Years

Not Winterized

442701002209600 / 480630829 ARN/PIN:

PT LT 67-68 PL 10 FRANKLIN; PT RESERVE L PL 10 FRANKLIN AS Legal:

IN DM372531; LAKE OF BAYS

Remarks/Directions -

Public:

Resting on the beautiful shores of Bigwin Island, this property is located on sought-after Lake of Bays and is the perfect way to get a foothold to start your summer cottage experience. Rustic and charming, this cottage can be brought back to its full potential and gives someone the ability to put their own stamp on it and finish to taste. Or maybe with .7 acres, this is the canvas for a newly-built dream cottage that will highlight all the natural beauty of the land with the towering pines and the gently sloping lot leading to the hard packed sandy beach shoreline. Just a short boat ride from Port Cunnington Marina, you are stepping onto your waterfront oasis within minutes of launching the boat making this a seamless transition into island living. Lake of Bays is the largest body of water in the area and offers endless opportunities for boating, fishing, exploring and any other recreational enjoyment you can imagine. Don't wait to start your summer cottage adventure on historic and quintessential Bigwin Island.

REALTOR®: Boat Slip rental at Port Cunnington approx. \$1,500/season Cottage is being sold as is where is.

Directions to Property: Fox Point Road to Port Cunnington Road to Port Cunnington Marina

Common Elements Waterfront

Waterfront Type: **Direct Waterfront**

Waterfront Features:

Dock Type: Shoreline:

Shore Rd Allow: Channel Name:

Water Access Deeded, Island

Private Docking

Not Owned

Water View: Direct Water View

Boat House:

Frontage: 100.00

Exposure:

Island Y/N: Yes

Exterior

Exterior Feat: Recreational Area, Seasonal Living

Construct. Material: Wood

None

0

Shingles Replaced: Year/Desc/Source:

Property Access: Other Structures:

Garage & Parking: Parking Spaces:

Water Source:

Lot Size Area/Units: Lot Front (Ft): Location: Area Influences:

View:

Foundation:

By Water

Driveway Spaces:

Lake/River Water Tmnt: Acres Range: 100.00 Lot Depth (Ft): Lot Irregularities: Rural

Golf, Island, Lake/Pond Lake, Water

Piers

Rd Acc Fee: Winterized: Garage Spaces:

Iron/Mineral Filter, Sewer: **UV System** 0.50 - 1.99

Acres Rent: Lot Shape: Land Lse Fee:

Roof:

Apx Age:

Prop Attached:

Retire Com:

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Sloping Fronting On: North Topography:

Interior -

Interior Feat: None

Basement: None Basement Fin:

Laundry Feat: In Bathroom, Main Level

Cooling: None

Inclusions:

Heating: Fireplace-Wood Fireplace: /Living Room, Wood FP Stove Op: Dryer, Refrigerator, Washer

Property Information

Common Elem Fee: No Local Improvements Fee:

Legal Desc: PT LT 67-68 PL 10 FRANKLIN; PT RESERVE L PL 10 FRANKLIN AS IN DM372531; LAKE OF BAYS WR Zonina: Survev: Boundary Only/ 1963

Assess Val/Year: \$328,000/2023 Hold Over Days:

PIN: 480630829 Occupant Type: Vacant

442701002209600 ROLL:

Possession/Date: 30 - 59 Days/ Deposit: 5%

Marketing

Showing Requirements: Showing System

Showings: 7

Showing Remarks:

24 hours required to arrange boat to the property.

Lockbox Type: None

Possession: 30 - 59 Days

Brokerage Information

List Date: 09/08/2023 Expiration Date: 12/08/2023 Int Bearing Bkg Trust Account: No

Financing: SPIS: Contact After Expired: No Buyer Agency Compensation Remarks: 2.5% + HST Special Agreement: No

Assignment Of Listing: HST Applicable to Sale: No

Offer Remarks: 72 hour irrevocable on all offers. Please include Schedule B with offer.

Original List Price: \$799,000.00

Coldwell Banker Thompson Real Estate, Brokerage, Huntsville List Brokerage:

List Salesperson: Jessica Brown, Salesperson jessicabrown@vianet.ca Email:

List Brokerage 2: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville 🔀

List Salesperson 2: Victoria Darling-Wadel, Salesperson

Email: vdarling@vianet.ca

Information deemed reliable but not guaranteed. CoreLogic Matrix

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Locbox Loc/Serial#:See Remarks /

Brkge #:

Direct #:

L/SP Cell:

Phone:

Phone:

705-789-4957

705-571-0882

705-571-0882

705-789-4957

705-571-2852

L/SP2 Cell: **705-571-2852**

Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS® Prepared By: Victoria Darling-Wadel, Salesperson

Date Prepared: 09/08/2023

Photos

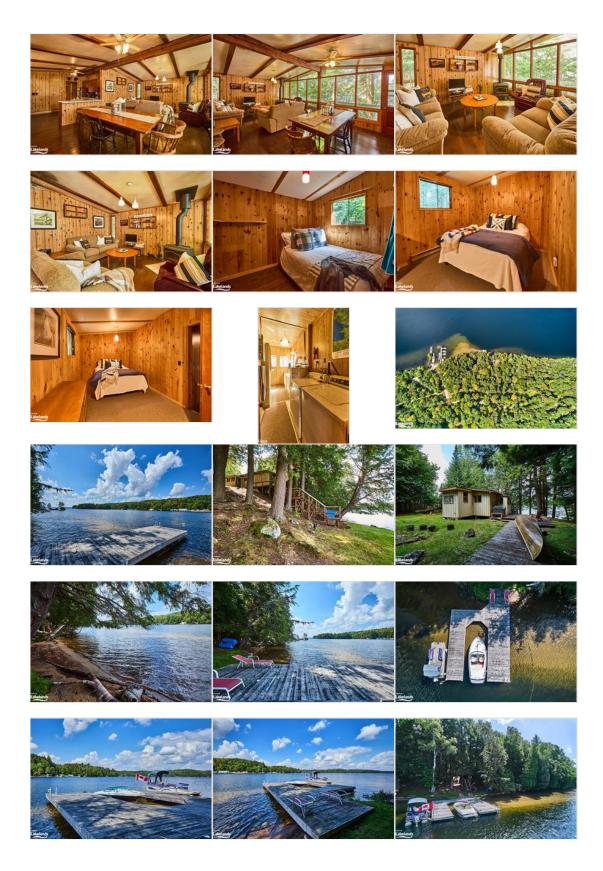
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