

Property Member Full

319 OLD MUSKOKA Road, Emsdale, Ontario P0A 1J0

Listing

Member Full  
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40412740  
List Price: \$469,000.00  
New Listing



Parry Sound/Perry/Perry  
1.5 Storey/House/Detached

	Bed	Bath	Kitch
Main	1	1	1
Second	2		

Bed (AG+BG): 3 (3 + 0)  
 Baths (F+H): 1 (1 + 0)  
 AG Fin SqFt Range: 1001 to 1500  
 AG Fin SqFt: 1,150/LBO provided  
 Tot Unfin SF: 950  
 DOM/CDOM: 0/0  
 Common Interest: Freehold/None  
 Tax Amt/Yr: \$1,342.76/2022  
 Lot Size: 1.540/Acres

Remarks/Directions

Public: **Unbelievably charming and meticulously updated home resting on a 1.5 acre corner lot will not disappoint! This lovely and inviting home has been updated top to bottom showcasing gorgeous and professional craftsmanship and providing comfortable and useable spaces. A mudroom/entry gives great storage leading to a fresh eat-in kitchen with quartz countertops and new appliances and cozy living room. Main floor laundry and new 4 piece bath and spacious bedroom round out the main floor with second storey second bedroom with adjacent flex space upstairs. A walkout basement is great for extra storage and ease of access and the screened in Muskoka room offers a great area to enjoy the outside and be protected from the elements. The property is in the village of Emsdale and the oversized yard is a fantastic space for the kids to play or have a bonfire and entertain. You are within walking distance to children's park, outdoor skating rink and community centre and library and a short distance to the elementary school. Two outbuildings round out this package with a double detached garage plus secondary storage building. Countless updates have been done including foundation waterproofing, propane furnace and updated electrical, windows, siding, roof, fascia, soffit, interior doors and trim and extensive landscaping. The icing on the cake is access to super fast and reliable high speed Lakeland fibre internet which makes work from home options endless. This is truly a fabulous package not to be missed!**

REALTOR®: **Approx Utilities: Hydro \$150/month, Propane \$200/month in winter months transitioning down to \$0 in summer months. There is no WETT Certificate for the wood stove in the basement. Updates: Foundation waterproofing (2015) New propane furnace and ductwork (2016) New breaker panel, 200 amp service (2016) New windows and exterior doors (2017) New roof (2018) New siding, soffit, fascia and eavestrough (2020) Complete kitchen renovation including quartz countertops and new appliances (2021) New solid core interior doors, custom trim and ceilings Significant landscaping upgrades**

Directions to Property: **Emsdale Road to Old Muskoka Road to SOP or Highway 592 to Old Muskoka Road to SOP**

Common Elements

Exterior

Exterior Feat:	<b>Deck(s), Porch, Recreational Area, Year Round Living</b>		Roof:	<b>Shingles</b>	
Construct. Material:	<b>Vinyl Siding, Wood</b>		Prop Attached:	<b>Detached</b>	
Shingles Replaced:	<b>2018</b>	Foundation:	<b>Concrete Block</b>	Apx Age:	<b>51-99 Years</b>
Year/Desc/Source:	<b>1954//Other</b>			Rd Acc Fee:	
Property Access:	<b>Municipal Road</b>				
Garage & Parking:	<b>Detached Garage//Outside/Surface/Open//Gravel Driveway</b>				
Parking Spaces:		Driveway Spaces:	<b>8.0</b>	Garage Spaces:	<b>2.0</b>
Services:	<b>Fibre Optics</b>				
Water Source:	<b>Drilled Well</b>		Sewer:	<b>Septic</b>	
Lot Size Area/Units:	<b>1.540/Acres</b>		Acres Rent:		
Lot Front (Ft):	<b>463.35</b>		Lot Shape:		
Location:	<b>Rural</b>		Land Lse Fee:		
Area Influences:	<b>Highway Access, Library, Park, Playground Nearby, Rec./Community Centre, School Bus Route</b>				
View:	<b>Trees/Woods</b>				
Topography:	<b>Wooded/Treed</b>				

interior

Interior Feat: **Ceiling Fans**  
 Basement: **Full Basement**                      Basement Fin: **Unfinished**  
 Basement Feat: **Walk-Out**  
 Laundry Feat: **Laundry Closet, Main Level**  
 Cooling: **None**  
 Heating: **Forced Air-Propane, Woodstove**  
 Fireplace: **1/Wood Stove**  
 Under Contract: **Propane Tank**                      FP Stove Op:  
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings**                      Contract Cost/Mo:  
 Furnace Age: **2016**                      Tank Age:                      UFFI:





Property Information

Common Elem Fee: **No**                      Local Improvements Fee:  
 Legal Desc: **PT LT 8 RCP 314 PT 1 42R14213; PERRY**  
 Zoning: **R1**                      Survey: **Available, Boundary Only/ 1996**  
 Assess Val/Year: **\$159,000/2023**                      Hold Over Days:  
 PIN: **521660541**                      Occupant Type: **Owner**  
 ROLL: **49140000307810**  
 Possession/Date: **30 - 59 Days/**                      Deposit: **5%**

Marketing

Showing Requirements: **Showing System**  
 Showings:   
 Showing Remarks: **Book through ShowingTime.**  
 Lockbox Type: **None**                      Locbox Loc/Serial# :/  
 Sign on Prop: **Yes**  
 Possession: **30 - 59 Days**

Brokerage Information

List Date: **05/10/2023**                      Expiration Date: **08/10/2023**                      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: **Offers welcomed after Friday May 12th @ 6pm. 72 hour irrevocable on all offers. Please include Schedule B with offer.**  
 Original List Price: **\$469,000.00**  
 List Brokerage: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)                       Brkge #: **705-789-4957**  
 List Salesperson: [Jessica Brown, Salesperson](#)                       Direct #: **705-571-0882**  
 Email: [jessicabrown@vianet.ca](mailto:jessicabrown@vianet.ca)                      L/SP Cell: **705-571-0882**  
 List Brokerage 2: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)                       Phone: **705-789-4957**  
 List Salesperson 2: [Victoria Darling-Wadel, Salesperson](#)                       Phone: **705-571-2852**  
 Email: [vdarling@vianet.ca](mailto:vdarling@vianet.ca)                      L/SP2 Cell: **705-571-2852**

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Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Victoria Darling-Wadel, Salesperson  
 Date Prepared: 05/10/2023

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Photos

MLS® #: 40412740







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