

333 CLEARWATER LAKE Road, Port Sydney, Ontario P0B 1L0

Listing

MLS® #: 40523387
List Price: \$679,000.00



Muskoka/Huntsville/Stephenson Bungalow Raised/House/Detached

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 AG Fin SqFt Range: **1001 to 1500**
 AG Fin SqFt: **1,210/LBO provide**
 Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$2,816.00/2023**
 Lot Size: **10.857/Acres**

ARN/PIN: 444204000804101 / 481211222
 Legal: PT LT 28 CON 4 STEPHENSON PT 2 35R11767; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: **This lovely country home is nestled on a generous and useable 10 acre parcel on the outskirts of the beautiful community of Port Sydney. Neat as a pin and meticulously maintained, this is truly a move-in ready package with three bedrooms and two baths including a primary suite. An open-concept main living space has been updated with on-trend flooring, cabinets and new countertops. Walking out from the dining space, you can enjoy the long private views into your treed backyard complete with fire pit area and level land perfect for enjoyment of the whole family. A detached, insulated and heated garage offers a great shop area and flex uses/storage as well as a generac panel and included plug-in generator. Truly a gem of a property that is perfectly situated and waiting for the next family to enjoy the country lifestyle with close access to all Muskoka has to offer.**

Directions to Property: **Deer Lake Road to Clearwater Lake Road to SOP**

Exterior

Exterior Feat:	Deck(s), Privacy, Recreational Area, Year Round Living	Roof:	Shingles
Construct. Material:	Vinyl Siding	Prop Attached:	Detached
Shingles Replaced:		Apx Age:	Unknown
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	Municipal Road	Foundation:	Concrete Block
Garage & Parking:	Detached Garage//Outside/Surface/Open//Gravel Driveway	Garage Spaces:	2.0
Parking Spaces:	12	Sewer:	Septic
Water Source:	Drilled Well	Acres Rent:	
Lot Size Area/Units:	10.857/Acres	Acres Range:	10-24.99
Lot Front (Ft):	584.98	Lot Depth (Ft):	
Location:	Rural	Lot Irregularities:	
Area Influences:	Highway Access, Quiet Area, School Bus Route, Trails	Land Lse Fee:	
View:	Forest, Trees/Woods	Retire Com:	
Topography:	Level	Fronting On:	East

Interior

Interior Feat:	Propane Tank, Water Heater Owned	Contract Cost/Mo:	
Basement:	Crawl Space	Basement Fin:	Unfinished
Cooling:	None		
Heating:	Forced Air-Propane, Propane		
Under Contract:	Water Softener		
Inclusions:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Other		


Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 28 CON 4 STEPHENSON PT 2 35R11767; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA	Survey:	Available/ 1988
Zoning:	RU/FP	Hold Over Days:	
Assess Val/Year:	\$301,000/2023		

PIN: **481211222**
ROLL: **444204000804101**
Possession/Date: **30 - 59 Days/**

Occupant Type: **Owner**
Deposit: **5%**

Marketing

Showing Requirements: **Showing System**
Showings: 

Showing Remarks: **Book through ShowingTime.**
Lockbox Type: **SentriLock**
Sign on Prop: **Yes**
Possession: **30 - 59 Days**

Locbox Loc/Serial#: **Front Door/**

Brokerage Information

List Date: **12/23/2023**
Financing: **2.5% + HST**
Buyer Agency Compensation Remarks: **2.5% + HST**
Assignment Of Listing:

Expiration Date: **03/28/2024** Int Bearing Bkg Trust Account: **No**
SPIS: **No** Contact After Expired: **No**
Special Agreement: **No**
HST Applicable to Sale: **No**

Offer Remarks: **Please include Schedule B with any offer.**

Original List Price: **\$679,000.00**

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**

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**

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

Longest Cond Date: **01/10/2024**

Conditions: **48 Hr Escape Clause, Sale of Buyer's Property**

Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS®
Prepared By: Victoria Darling-Wadel, Salesperson
Date Prepared: 01/08/2024

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Photos

MLS® #: **40523387**





Primary

4pc primary ensuite



Bedroom 2

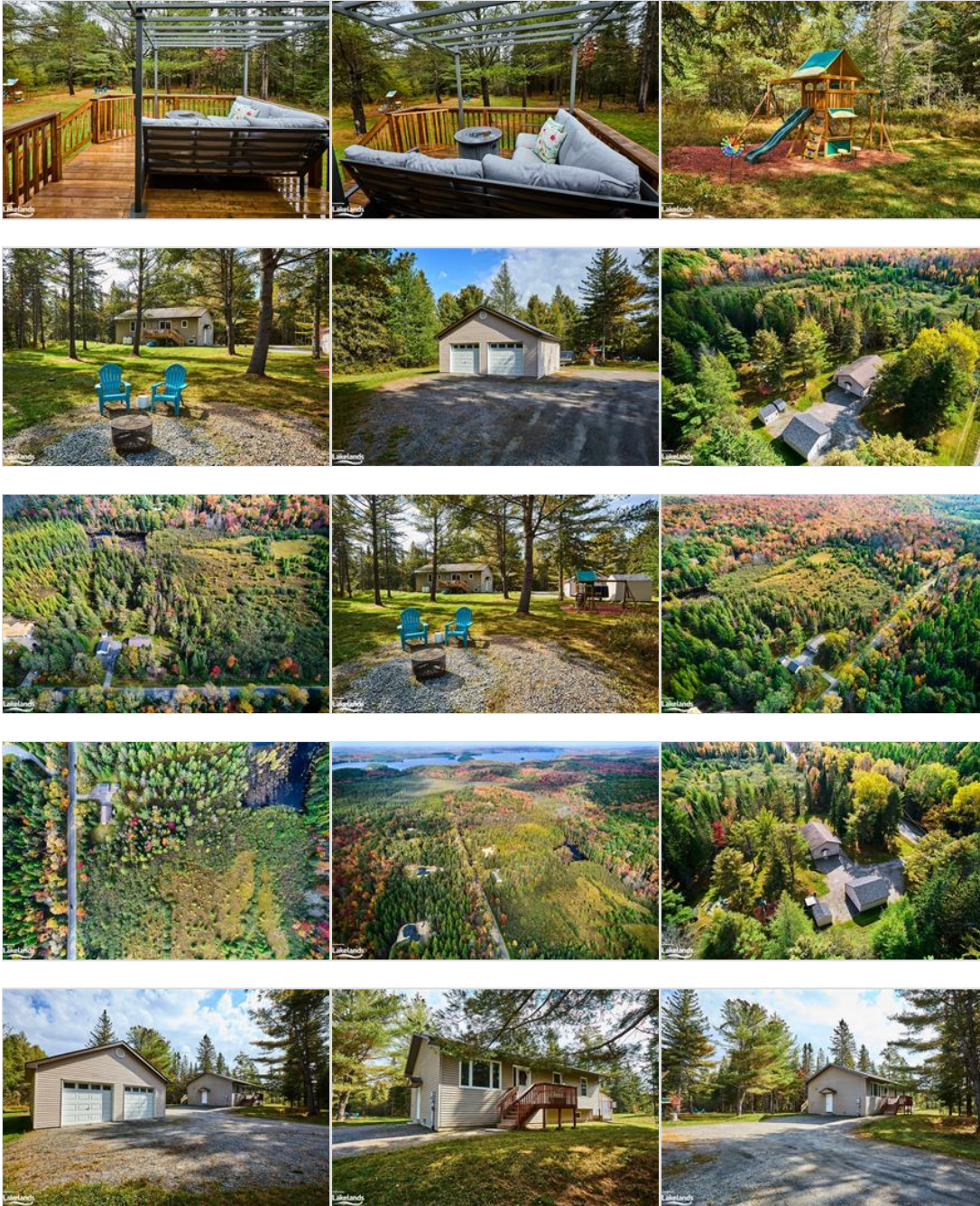
Bedroom 2

Bedroom 3



Main level 4pc bath





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