Listing

1477 MUSKOKA 10 ROAD **Residential/ Single Family/ For Sale** **Price: $309,900.00**
Huntsville, ON P0B 1L0 **Active**
District of Muskoka/ Huntsville/ Stephenson

MLS®#:	**201110**		
List Date:		Bedrooms (AG/BG):	**3** (**3**+ **0**)
DOM:		Bathrooms (F/H):	**2** (**1**/ **1**)
Conditions of Sale:			
Type:	**Detached**		
Style:	**1.5 Storey**		
Sqft Above Grade:	**1,300**	Sqft Below Grade:	**0**
Sq Ft Finished	**1,300**	Sq Ft Unfinished	
Sq Ft Source:	**LBO provided**		
New Construction:	**No**	# Rooms:	**10**
Title/Ownership:	**Freehold**	Recreational:	**No**
Fronting On:	**South**	Year Built/Desc:	/ **Unknown**
Lot Front:	**65.71**	Lot Depth:	
Road Access Fee:		Lot Size/Acres:	**Under .5 Acre**/
Access:	**Municipal road, Year Round**		
Driveway Spaces/Type:	**4**/ **Mutual/Shared**/ **Asphalt**		
Waterfront:	**Yes**	WF Exposure:	**North West**
WF Type/Name:	**Lake**/ **mary**		
Shore Rd Allowance:	**Not Owned**	WF Frontage Ft:	**7**
WF Features:	**Water Access, Waterfront-Deeded, WF-Travelled Road Between, Other (see remarks)**		
Shore Line:	**Clean**		
Leased Land Fee:			

Public Remarks: **This delightful home with sweeping views of Mary Lake makes an ideal year-round home or cottage getaway. The first floor features a welcoming, open-concept living area with exposed beams, a stunning, stone, wood-burning fireplace, a spacious dining area and a beautiful bay window overlooking the lake. The master suite is situated on the main floor with an oversized window showcasing the surrounding greenery. A large deck, accessed through the living room, extends your living space and is perfect for entertaining. The modern, recently-updated kitchen boasts plenty of light and a lovely layout, including a breakfast bar. On the second floor there are two good-sized bedrooms, a full bathroom and an additional sitting room that would also make a perfect office space or playroom. This property also has deeded access from the road to the lake and is conveniently located in the Village of Port Sydney just 15 minutes between both Huntsville and Bracebridge.**

Directions: **Brunel Road to Muskoka Road 10 to #1477 or Port Sydney to Muskoka Road 10 to #1477**

Interior Features

Interior Features:	**None**		
Basement:	**Full**/ **Unfinished**/	Fireplace:	**Wood**
Heat Primary/Sec:	**Forced Air-Propane**/ **Fireplace-Wood**		
HVAC:	**None**	Foundation:	**Concrete Block, Poured Concrete**
Under Contract/Rental Items:	**None**	Plumbing Age:	

Exterior Features

Add'l Monthly Fees:	Exposure:	Pool:	**None**
Exterior Finish:	**Vinyl Siding**		
Restrictions:	**Right-of-Way**		
Services:	**Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**		
Topography:	**Sloping, Wooded/Treed**	Alternative Power:	
Roofing:	**Metal**	Yr Roof Surface Replaced:	
Water/Supply Type:	**Well**/ **Drilled Well**	Sewage:	**Septic**
Site Influences	**Beach, Lake Access, Landscaped, Water View**		

Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove, Washer**

Exclusions: **.**

Tax Information

Roll#:	**444204001004200**	Local Improve Fee/Comments	/		
Pin#:	**481210703**	Zoning:	**RR**	Taxes/Year:	**$2,063**/ **2018**
Assessment $/Year:	**$231,722/2019**	Survey/Year:	**Yes 1997**	Survey Type:	**Boundary Only**
Legal Description:	**PT LT 32 CON 6 STEPHENSON AS IN DM331050; S/T & T/W DM331050; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**				

REALTOR® Information

Private Remarks **Oil tank, furnace and HWT tank being replaced with propane. This property is being sold as an estate "as is, where is" with no representations or warranties. Please note the taxes reflected on the listings were arrived by using**

the 2019 Phased-in value by Geowarehouse multiplied by the 2018 mill rate from the Town of Huntsville. There is a Right-of-way for the mutual driveway for the neighbour (Part 2 and Part 3) as well as a legal 7.7 foot wide right-of-way accessing Mary Lake. Schedule B to be attached to all offers.

List Brokerage 1:	**COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE -M93**		L/BR Phone: **(705) 789-4957**
List Salesperson 1:	**JESSICA BROWN, Salesperson**		L/SP Phone: **(705) 571-0882**
Email:	**jessicabrown@vianet.ca**		L/SP Cell: **(705) 571-0882**
L/SP Fax:	**(705) 789-0693**	Brokerage Web: **http://www.muskokanorthhomes.com**	
List Brokerage 2:	**COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE -M93**		Brkr Phone: **(705) 789-4957**
List Salesperson 2:	**VICTORIA DARLING-WADEL, Salesperson**		SP Phone: **(705) 571-2852**
Email SP2:	**vdarling@vianet.ca**		L/SP Cell: **(705) 571-2852**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	**13'x10'**	
Living Room	M	**20'x12'**	**Fireplace**
Dining Room	M	**11'x9'**	
Foyer	M	**10'x7'**	
Master Bedroom	M	**13'x11'**	
Bathroom	M		**4-Piece**
Bathroom	2		**2-Piece**
Sitting Room	2	**10'5"x14'2"**	
Bedroom	2	**15'x10'4"**	
Bedroom	2	**12'2"x11'7"**	

All data is subject to Errors, Omissions or Revisions and is not warranted. 09/24/2019 01:43:34 PM