

# Cross Property Client Full

**1086 PENNWOOD ROAD #7**

**Port Carling, ON P0B 1J0**

**District of Muskoka/Muskoka Lakes/Medora**

**Residential/Single Family/For Sale**

**Active**

**Price: \$2,295,000**



MLS®#: **109939**  
 List Date: **20-Feb-2018**  
 Bedrooms (AG/BG): **5 (5/0)**  
 Bathrooms (F/H): **3 (3/0)**

Type: **Detached**  
 Style: **2 Storey**  
 Sqft Above Grade: **3,200**  
 Sq Ft Finished: **3,200**  
 Sq Ft Source: **Other**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **West**  
 Lot Front: **210.00**  
 Road Access Fee:  
 Access: **Private Road, Year Round**  
 Driveway Spaces/Type: **6/Private Double Wide/Gravel**  
 Waterfront: **Yes**  
 WF Type/Name: **Lake/Lake Muskoka/INDIAN RIVER**  
 Shore Rd Allowance: **None**  
 WF Buildings: **Boathouse-Double Slips, With Accommodation Above**  
 WF Features: **River Access, Stairs to Waterfront**  
 Shore Line: **Clean, Deep, Hard Bottom, Shallow**

Sqft Below Grade: **0**  
 Sq Ft. Unfinished  
 # Rooms: **15**  
 Recreational: **Yes**  
 Year Built/Desc: **2000/Completed**  
 Lot Depth:  
 Lot Size/Acres: **1-2.99 Acres/**  
 WF Exposure: **West**  
 WF Frontage Ft: **210**  
 Plumbing Age:

Public Remarks: **With 210' of water frontage, this 5 bedroom, 4 bathroom cottage is a must see. This property features high ceilings, open concept living and Muskoka Room. Enjoy the incredible view on the wrap around porch or relax after a beautiful summer day in the hot tub watching the magnificent sunsets. Experience both shallow and deep water. Perfect for the whole family. Close to all Port Carling has to offer.**

Directions: **MUSKOKA ROAD 118W TO PENNWOOD ROAD TO 1086 -7**

## Interior Features

Interior Features: **Alarm System**  
 Basement: **Full/Fully Finished/Walk-Out**  
 Heat Primary/Sec: **Forced Air-Propane/**  
 HVAC: **Central Air**  
 Under Contract/Rental Items: **None**  
 Fireplace:  
 Foundation: **Concrete Block**  
 Plumbing Age:

## Exterior Features

Add'l Monthly Fees:  
 Exterior Finish: **Concrete Block**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection**  
 Topography: **Partially Cleared, Wooded/Treed**  
 Roofing: **Asphalt**  
 Water/Supply Type: **Other/Lake/River**  
 Exterior Features: **Deck(s), Hot Tub, Privacy**  
 Other Structures: **Gazebo**  
 Site Influences: **Lake Access, Water View**  
 Exposure: **West**  
 Pool: **None**  
 Alternative Power:  
 Yr Roof Replaced:  
 Sewage: **Septic**

## Inclusions/Exclusions

Inclusions: **Dishwasher**  
 Exclusions: **All personal effects**

## Tax Information

Roll#: **445305000903000**  
 Pin#: **481570090**  
 Assessment \$/Year: **\$1,577,000/2018**  
 Legal Description: **SEE DOCUMENTS**  
 Local Improve Fee/Comments /  
 Zoning: **WR1**  
 Survey/Year: **Yes 1991**  
 Taxes/Year: **\$9,628/2017**  
 Survey Type: **Available**

## Rooms

Room	Level	Dimensions	Features
<b>Kitchen /Dining Room</b>	M	<b>24'2"x17'</b>	
<b>Muskoka Room</b>	M	<b>9'10"x15'11"</b>	
<b>Living Room</b>	M	<b>30'7"x15'1"</b>	
<b>Foyer</b>	M	<b>15'2"x13'11"</b>	
<b>Bathroom</b>	M	<b>8'2"x4'11"</b>	<b>4-Piece</b>

<b>Master Bedroom</b>	M	<b>20'5"x15'5"</b>	<b>Ensuite Privilege</b>
<b>Bedroom</b>	2	<b>22'3"x15'5"</b>	
<b>Den</b>	2	<b>8'4"x7'</b>	
<b>Bedroom</b>	2	<b>22'3"x15'5"</b>	
<b>Bathroom</b>	2	<b>0'x0'</b>	<b>3-Piece</b>
<b>Bedroom</b>	LAG	<b>15'5"x13'2"</b>	
<b>Family Room</b>	LAG	<b>30'11"x15'2"</b>	
<b>Bedroom</b>	LAG	<b>13'2"x10'5"</b>	
<b>Bathroom</b>	LAG	<b>0'x0'</b>	<b>3-Piece</b>
<b>Laundry Room</b>	LAG	<b>15'5"x12'6"</b>	

**ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLIN**

**Client Full Report**

**Date Printed: 03/14/2018**

**Prepared By: OFFICE ADMINISTRATION, .**

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