

Cross Property Client Full

1391 BRACKENRIG ROAD

Port Carling, ON P0B 1J0

District of Muskoka/ Muskoka Lakes/ Watt

Residential/ Single Family/ For Sale

Price: \$4,795,000.00

Active



MLS®#: **181542**
 List Date: **19-Apr-2019**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **4 (3/ 1)**
 Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **4,052**
 Sq Ft Finished: **4,646**
 Sq Ft Source: **LBO provided**
 Sqft Below Grade: **594**
 Sq Ft. Unfinished
 New Construction: **No**
 # Rooms: **13**
 Title/Ownership: **Freehold**
 Recreational: **Yes**
 Fronting On: **West**
 Year Built/Desc: **0/ Owner**
 Lot Front: **510.00**
 Lot Depth:
 Road Access Fee:
 Lot Size/Acres: **1-2.99 Acres/**
 Access: **Private Road, Year Round**
 Garage Spaces/Type: **3.0/ Attached, Detached**
 Driveway Spaces/Type: **6/ Outside/Surface/Open/ Asphalt**
 Waterfront: **Yes**
 WF Exposure: **South West**
 WF Type/Name: **Lake/ ROSSEAU**
 Shore Rd Allowance: **Owned**
 WF Frontage Ft: **510**
 WF Buildings: **Boathouse-Triple Slips**
 WF Features: **Dock**
 Shore Line: **Mixed, Natural**
 Leased Land Fee:

Public Remarks: **Spectacular family compound on Lake Rosseau facing Southwest with 510' frontage. 3 bed, 4 bath main cottage with a 3 slip boathouse and accommodations above. 28 x 24'3 car garage. Situated on magnificent Muskoka landscape complete with a spiral staircase down to the deck and lakeside gazebo Mixture of wood and stone exterior. Very well maintained buildings and property. Ideal location, only a 10 minute drive to Port Carling. Can be purchased with the guest cottage - Pin#481400434 for \$7,595,000 under Pin #1722155.**

Directions: **Highway 118 to Brackenrig Road to #1391 to the end. Main cottage to the left and guest cottage to the right**

Interior Features

Interior Features: **Carbon Monoxide Detector, Winterized**
 Basement: **Full/ Partially Finished/ Exposed Rock**
 Heat Primary/Sec: **Fireplace-Gas, Fireplace-Wood, Propane/**
 HVAC: **None**
 Under Contract/Rental Items: **None**
 Fireplace:
 Foundation: **Concrete Block**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape:
 Exterior Finish: **Stone, Wood**
 Restrictions: **None**
 Services: **Electricity, Internet Other, Telephone**
 Topography: **Level, Partially Cleared, Wooded/Treed**
 Roofing: **Shake**
 Water/Supply Type: **Other/ Lake/River**
 Exterior Features: **Balcony, Deck(s), Patio(s)**
 Site Influences: **Landscaped, Water View**
 Exposure:
 Lot Irregularities: **1.35**
 Pool: **None**
 FH Common Fee:

Inclusions/Exclusions

Inclusions: **None**
 Exclusions: **All Personal Items**

Tax Information

Roll#: **445302000508100**
 Pin#: **481400434**
 Assessment \$/Year: **\$5,037,750/2019**
 Legal Description: **SEE ATTACHED**
 Local Improve Fee/Comments /
 Zoning: **510**
 Survey/Year: **Yes 1998**
 Taxes/Year: **\$28,843/ 2018**
 Survey Type: **Available**

Rooms

Room	Level	Dimensions	Features
Living Room	M	22'10"x18'5"	Fireplace, Hardwood floor
Dining Room	M	24'10"x16'8"	Hardwood floor
Kitchen	M	19'7"x17'10"	Hardwood floor

Family Room	2	23'11"x17'10"	
Games Room	2	24'9"x22'11"	Ensuite, Hardwood floor, Walk-in Closet
Master Bedroom	M	18'10"x17'10"	Ensuite, Hardwood floor, Walk-in Closet
Ensuite	M	16'5"x8'9"	4-Piece
Bedroom	2	16'5"x11'6"	
Bedroom	2	16'4"x10'9"	
Bathroom	2	6'10"x6'6"	3-Piece
Bathroom	M	6'3"x5'10"	2-Piece
Bathroom	B	11'11"x4'8"	3-Piece
Recreation Room	B	27'7"x21'10"	

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Client Full Report

Date Printed: 04/23/2019

Prepared By: OFFICE ADMINISTRATION , .

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