

Cross Property Client Full

1391 BRACKENRIG ROAD

Port Carling, ON P0B 1J0

District of Muskoka/ Muskoka Lakes/ Watt

Residential/ Single Family/ For Sale

Price: \$2,995,000.00

Active



MLS®#: **181564**
 List Date: **19-Apr-2019**
 Bedrooms (AG/BG): **4 (4/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,445**
 Sq Ft Finished: **1,445**
 Sq Ft Source: **LBO provided**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **West**
 Lot Front: **500.00**
 Road Access Fee:
 Access: **Private Road, Year Round**
 Garage Spaces/Type: **2.0/ Attached, Detached**
 Driveway Spaces/Type: **4/ Outside/Surface/Open/ Asphalt**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ ROSSEAU**
 Shore Rd Allowance: **Owned**
 WF Buildings: **Boathouse-Double Slips**
 WF Features: **Boat Slip, Dock**
 Shore Line: **Mixed, Natural , Sandy**
 Leased Land Fee:
 Bedrooms (AG/BG): **4 (4/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**
 Sqft Below Grade: **0**
 Sq Ft. Unfinished
 # Rooms: **10**
 Recreational: **Yes**
 Year Built/Desc: **0/ Owner**
 Lot Depth:
 Lot Size/Acres: **1-2.99 Acres/**
 WF Exposure: **South West**
 WF Frontage Ft: **500**
 Foundation: **Concrete Block**
 Plumbing Age:

Public Remarks: Charming 4 bedroom, 2 bathroom four season guest cottage. Spacious lakeside deck with long views of Lake Rosseau. Gentle, sloping lands to the waterfront, perfect for family activities. 2 slip boathouse with accommodations above and a screened in porch. 24 x 30 garage. 16 x 10 storage shed. Ideal location, only a 10 minute drive to Port Carling. Main cottage needs to be purchased before guest cottage. Can be sold with main cottage for \$7,595,000 Pin#1722155.

Directions: Highway 118 to Brackenrig Rd to #1391 to end of the road. Guest cottage on the right.

Interior Features

Interior Features: **Alarm System, Main Floor Laundry**
 Basement: **None/ None/** Fireplace:
 Heat Primary/Sec: **Baseboard, Propane/**
 HVAC: **None** Foundation: **Concrete Block**
 Under Contract/Rental Items: **Hot Water Tank, Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Lot Shape: Lot Irregularities: **2.2** FH Common Fee:
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Electricity, Telephone**
 Topography: **Level, Partially Cleared** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Other/ Lake/River** Sewage: **Other**
 Exterior Features: **Balcony, Deck(s), Patio(s)**
 Site Influences: **Landscaped, Water View**

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **All Personal Items**

Tax Information

Roll#: **445302000508200** Local Improve Fee/Comments /
 Pin#: **481400436** Zoning: **WR1** Taxes/Year: **\$11,964/ 2018**
 Assessment \$/Year: **\$2,055,500/2019** Survey/Year: **Yes 1989** Survey Type: **Available**
 Legal Description: **SEE ATTACHED**

Rooms

Room	Level	Dimensions	Features
Living Room	M	13'7"x27'10"	
Dining Room	M	12'5"x9'11"	

Kitchen	M	12'10"x10'7"	
Bathroom	M		4-Piece
Laundry Room	M	9'3"x4'6"	
Bedroom	M	9'11"x9'7"	
Bedroom	M	12'5"x9'2"	
Bedroom	M	9'2"x12'4"	
Bedroom	M	12'10"x13'5"	
Bathroom	M		3-Piece

ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLIN
Client Full Report

Date Printed: 04/23/2019

Prepared By: OFFICE ADMINISTRATION , .

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

All data is subject to Errors, Omissions or Revisions and is not warranted. 04/23/2019 04:21:04 PM