

Cross Property Client Full

1391 BRACKENRIG ROAD

Port Carling, ON P0B 1J0

District of Muskoka/ Muskoka Lakes/ Watt

Residential/ Single Family/ For Sale

Price: \$7,595,000.00

Active



MLS®#: **181471**
 List Date: **19-Apr-2019**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **4 (3/ 1)**
 Type: **Detached**
 Style: **1.5 Storey**
 Sqft Above Grade: **4,052**
 Sq Ft Finished: **4,646**
 Sq Ft Source: **LBO provided**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **West**
 Lot Front: **1,010.00**
 Road Access Fee:
 Access: **Private Road, Year Round**
 Garage Spaces/Type: **6.0/ Detached**
 Driveway Spaces/Type: **3/ Private Triple+ Wide/ Asphalt**
 Waterfront: **Yes** WF Exposure: **South West**
 WF Type/Name: **Lake/ ROSSEAU**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **1,010**
 WF Buildings: **Boathouse-Double Slips, Boathouse-Triple Slips**
 WF Features: **Dock**
 Shore Line: **Mixed, Natural**
 Leased Land Fee:

Public Remarks: Spectacular Family Compound On Lake Rosseau Facing Southwest With Over 1000' 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. 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. Ideal Location, Only A 10 Minute Drive To Port Carling. Main Cottage Can Be Purchased Separately Pin #481400434 For \$4,795,000 And Guest Cottage Pin #481400436 For \$2,995,000. Guest Cottage Cannot Be Purchased Before Main Cottage.

Directions: HWY 118 to Brackenrig Rd to #1391 to the end of the road. Main cottage on the left, guest cottage on the right.

Interior Features

Interior Features: **Main Floor Laundry**
 Basement: **Full/ Fully Finished/** Fireplace:
 Heat Primary/Sec: **Baseboard, Fireplace-Gas, Fireplace-Wood, Propane/**
 HVAC: **None** Foundation: **Concrete Block**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Lot Shape: Lot Irregularities: **3.5** FH Common Fee:
 Exterior Finish: **Stone, Wood**
 Restrictions: **None**
 Services: **Electricity, Internet Other, Telephone**
 Topography: **Level, Partially Cleared** Alternative Power:
 Roofing: **Shake** Yr Roof Surface Replaced:
 Water/Supply Type: **Other/** Sewage: **Other**
 Exterior Features: **Balcony, Deck(s), Patio(s)**
 Site Influences: **Landscaped**

Inclusions/Exclusions

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

Tax Information

Roll#: **445302000508100** Local Improve Fee/Comments /
 Pin#: **481400434** Zoning: **WR1** Taxes/Year: **\$40,807/ 2018**
 Assessment \$/Year: **\$7,093,250/2019** Survey/Year: **Yes 1998** Survey Type: **Available**
 Legal Description: **SEE ATTACHED**

ROOMS

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Recreation Room	B	27'7"x21'10"	
Bathroom	B	11'11"x4'8"	3-Piece
Foyer	M	16'3"x11'2"	
Living Room	M	22'10"x18'5"	
Dining Room	M	24'10"x16'8"	
Kitchen	M	19'7"x17'10"	
Bathroom	M	6'3"x5'10"	2-Piece
Master Bedroom	M	18'10"x17'10"	
Bathroom	M	16'5"x8'9"	4-Piece
Family Room	2	23'11"x17'10"	
Games Room	2	24'9"x22'11"	
Bathroom	2	6'10"x6'6"	3-Piece
Bedroom	2	16'4"x10'9"	
Bedroom	2	16'5"x11'6"	

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Client Full Report

Date Printed: 04/23/2019

Prepared By: OFFICE ADMINISTRATION , .

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