

Cross Property Client Full

1245 MORTIMERS POINT ROAD

Port Carling, ON P0B 1J0

District of Muskoka/Muskoka Lakes/Medora

Residential/Single Family/For Sale

Active

Price: \$769,000.00



MLS®#: **119107**
 List Date: **12-Apr-2018**
 Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **2 (1/1)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,440**
 Sq Ft Finished: **2,880**
 Sq Ft Source: **LBO provided**
 Sqft Below Grade: **1,440**
 Sq Ft. Unfinished:
 New Construction: **No**
 Title/Ownership: **Freehold**
 # Rooms: **12**
 Recreational: **No**
 Year Built/Desc: **1986/Completed / New**
 Fronting On: **South**
 Lot Front: **100.00**
 Lot Depth: **215.00**
 Road Access Fee:
 Access: **Municipal road**
 Lot Size/Acres: **Under .5 Acre/0.40**
 Garage Spaces/Type: **6.0/Attached**
 Driveway Spaces/Type: **6/Other/Gravel**
 Waterfront: **Yes**
 WF Exposure: **South**
 WF Type/Name: **Lake/Muskoka**
 Shore Rd Allowance: **None**
 WF Frontage Ft: **100**
 WF Buildings: **Boathouse-Single Slip**
 WF Features: **Beach, Boat Slip, Dock, WF-Travelled Road Between, Other (see remarks)**
 Shore Line: **Mixed**

Public Remarks: Enjoy this Lake Muskoka gem located on Mortimer's Point Rd right outside of Port Carling. Exceptional views across the lake. Four season home/cottage with 3 bedrooms, 2 bathrooms and a walkout basement. Bright, open living and dining room area. Private wraparound deck to take in the water view and enjoy the fresh Muskoka air. Easy, year round access. Large driveway up which takes you right to the back doorstep. Spacious 2 car attached garage. Just steps to the waterfront complete with a dock and boat slip facing South featuring all day sun. This property features a level shoreline with shallow, sandy beach with deeper water off the dock. Ideal, central location close to Port Carling and all of the amenities it has to offer. 15 minutes from the 400. Perfect family cottage to enjoy for years to come. *Please note Mortimer's Point Rd runs in between cottage and dock, see map location.

Directions: HWY 118 to Eveleigh Rd, right on Mortimer's Point Rd to 1245 on the right.

Interior Features

Interior Features: **Central Vacuum, Countertop Range, Main Floor Laundry, Smoke Detector, Winterized**
 Basement: **Full/Fully Finished/Walk-Out**
 Heat Primary/Sec: **Baseboard, Fireplace-Gas/Baseboard**
 HVAC: **None**
 Under Contract \$:
 Under Contract/Rental Items: **None**
 Fireplace: **Fireplace Insert, Propane**
 Foundation: **Concrete Block**
 UFFI: **No**
 Furnace Age:
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **At Lot Line-Hydro, Cell Service, Electricity, Garbage/Sanitary Collection, School Bus Route, Telephone**
 Topography: **Partially Cleared, Sloping**
 Roofing: **Shingles**
 Water/Supply Type: **Well/Drilled Well**
 Water Treatment: **None**
 Exterior Features: **Balcony, Year-Round Living**
 Site Influences: **Beach, Lake Access, Water View**
 Exposure: **South**
 Pool: **None**
 Alternative Power:
 Yr Roof Replaced: **2009**
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Garage Door Opener, Hot Water Tank Owned, Satellite Dish, Smoke Detector, Window Coverings

Exclusions: Downstairs Fridge, Personal Items

Tax Information

Roll#: **445306002406500**
 Pin#: **481510177**
 Assessment \$/Year: **\$560,000/2016**
 Legal Description: **PT LT 22 CON 1 MEDORA AS IN DM190303**
 Local Improve Fee/Comments /
 Zoning: **WR1**
 Survey/Year: **Yes 1985**
 Taxes/Year: **\$3,400/2017**
 Survey Type: **Available**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Living Room	M	23'x16'	
Kitchen	M	14'x11'	
Dining Room	M	14'x11'	
Master Bedroom	M	15'5"x11'5"	
Bedroom	M	12'x11'5"	
Laundry Room	M	12'x8'	
Bathroom	M	11'x9'	4-Piece
Family Room	LAG	22'x14'	
Games Room	LAG	22'x13'	
Bedroom	LAG	12'5"x10'	
Office	LAG	13'x8'	
Bathroom	LAG		2-Piece

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

Client Full Report

Date Printed: 08/16/2018

Prepared By: OFFICE ADMINISTRATION, .

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