

Cross Property Client Full

1098 BANNOCKBURN ROAD #9

Bala, ON P0C 1A0

District of Muskoka/Muskoka Lakes/Medora

Residential/Single Family/For Sale

Active

Price: \$949,000.00



MLS®#: **179665**
 List Date: **04-Mar-2019** Bedrooms (AG/BG): **2 (2/0)**
 Bathrooms (F/H): **2 (1/1)**

Type: **Detached**
 Style: **Bungalow Raised**
 Sqft Above Grade: **1,336** Sqft Below Grade: **0**
 Sq Ft Finished: **1,336** Sq Ft. Unfinished
 Sq Ft Source: **LBO provided**
 New Construction: **No** # Rooms: **8**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **East** Year Built/Desc: **0/Completed / New**
 Lot Front: **113.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/2.10**
 Access: **Municipal road, Private Road, Year Round**
 Garage Spaces/Type: **1.0/Carport**
 Driveway Spaces/Type: **6/Outside/Surface/Open/Gravel**
 Waterfront: **Yes** WF Exposure: **East**
 WF Type/Name: **Lake/Muskoka**
 Shore Rd Allowance: **None** WF Frontage Ft: **113**
 WF Buildings: **Boathouse-Single Slip**
 WF Features: **Boat Slip, Dock**
 Shore Line: **Natural , Sandy**
 Leased Land Fee:

Public Remarks: Perfect Opportunity To Get On Lake Muskoka. 113' FT Of Frontage Facing East With Over 2 Acres Of Land. 3 Bedroom, 2 Bath Main Cottage. 576 Sq FT 2 Bedroom 1 Bath Bunkie. Easily Accessible Off HWY 169 And North Acton Island Rd. Gentle, Sloping Walk Down To The Water. 18 x 27 Flat Top Single Slip Boathouse. Car Port And Storage Shed. 5 Minute Drive To Bala And 10 Minutes To Port Carling.

Directions: HWY 169 to North Acton Island Rd, right on Bannockburn Rd to #1098 to #9.

Interior Features

Interior Features: **Main Floor Laundry, Washer/Dryer Hookup** Fireplace: **Wood Stove**
 Basement: **Crawl Space/None/**
 Heat Primary/Sec: **Baseboard, Woodstove/**
 HVAC: **None** Foundation: **Concrete Block**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **East** Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection**
 Topography: **Sloping, Wooded/Treed** Alternative Power:
 Roofing: **Other** Yr Roof Surface Replaced:
 Water/Supply Type: **Other/Lake/River** Sewage: **Septic**
 Water Treatment: **Heated Water Line**
 Site Influences: **Water View**

Inclusions/Exclusions

Inclusions: **Other**

Exclusions: **All Personal Items**

Tax Information

Roll#: **445306001702100** Local Improve Fee/Comments /
 Pin#: **481550251** Zoning: **WR1** Taxes/Year: **\$2,967/2018**
 Assessment \$/Year: **\$493,500/2018** Survey/Year: **Yes 1978** Survey Type: **Available**
 Legal Description: **SEE ATTACHED**

Rooms

Room	Level	Dimensions	Features
Sunroom	M	20'x8'	
Kitchen /Dining Room	M	27'6"x7'9"	
Living Room	M	19'8"x18'5"	

Den	M	9'9"x7'7"	
Bathroom	M	7'3"x8'1"	2-Piece
Bedroom	M	9'6"x12'1"	
Master Bedroom	M	17'6"x16'5"	
Ensuite	M	9'9"x5'	3-Piece

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

Client Full Report

Date Printed: 03/06/2019

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