

Cross Property Client Full

1106 MCVITTIE ROAD

Bracebridge, ON P1L 1X2

District of Muskoka/Bracebridge/Bracebridge

Residential/Single Family/For Sale

Active

Price: \$1,899,000.00



MLS®#: **150406**
 List Date: **25-Aug-2018**
 Bedrooms (AG/BG): **5 (5/0)**
 Bathrooms (F/H): **3 (2/1)**
 Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **1,860**
 Sq Ft Finished: **1,860**
 Sq Ft Source: **LBO provided**
 Sqft Below Grade: **0**
 Sq Ft. Unfinished
 New Construction: **No**
 Title/Ownership: **Freehold**
 # Rooms: **15**
 Recreational: **Yes**
 Year Built/Desc: **0/Completed / New**
 Fronting On: **North**
 Lot Front: **185.00**
 Lot Depth: **185**
 Road Access Fee:
 Access: **Private Road, Year Round**
 Garage Spaces/Type: **2.0/Attached**
 Driveway Spaces/Type: **6/Outside/Surface/Open/Gravel**
 Waterfront: **Yes**
 WF Exposure: **North**
 WF Type/Name: **Lake/Muskoka**
 Shore Rd Allowance: **None**
 WF Frontage Ft: **185**
 WF Features: **Boat Slip, Dock**
 Shore Line: **Natural**

Public Remarks: Nestled in a very private wooded/treed lot sits a large 5 bedroom, 3 bathroom year round cottage with bright, open living spaces and walkouts to the Muskoka Room, deck and front lawn. Natural, Muskoka landscape throughout the 1 and a half acre lot. 185' ft of frontage on Lake Muskoka with a 3 slip boathouse ready dock. 120 year old yellow pine flooring throughout. Gorgeous master bedroom with ensuite and a walkout to the front deck. Custom built designer kitchen. Basement includes the three additional bedrooms, bathroom and large family room with a full wet bar and huge cedar closet. Lots of table land behind and in front of the cottage on the way down to the water. Attached two car garage and back up generator. Very well maintained over the years. Ready to be loved by a new family. Very easily accessible and only 10 minutes away from downtown Bracebridge and HWY 11.

Directions: 118W towards Bracebridge, turn right on Wellington, right on Beaumont, right onto Mcvittie to #1106.

Interior Features

Interior Features: **Alarm System, Main Floor Laundry, Winterized**
 Basement: **Full/Fully Finished/** Fireplace:
 Heat Primary/Sec: **Propane/Fireplace-Wood**
 HVAC: **Central Air** Foundation: **Poured Concrete**
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **North** Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Internet High-Speed**
 Topography: **Clear View, Sloping, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt, Shingles** Yr Roof Replaced:
 Water/Supply Type: **Well/Other** Sewage: **Septic**
 Site Influences: **Water View**

Inclusions/Exclusions

Inclusions: **Other Appliances, Furniture, Furnishings, Dishes etc.**

Exclusions: **All personal effects, Muskoka room furniture, wood bed set in basement, dining table, items of sentimental value, totem poles.**

Tax Information

Roll#: **441802000408501** Local Improve Fee/Comments /
 Pin#: **481720300** Zoning: **WR1** Taxes/Year: **\$0/2018**
 Assessment \$/Year: **\$584,000/2018** Survey/Year: **Yes 1983** Survey Type: **Available**
 Legal Description: **PT LT 115 RCP 517 MUSKOKA; PT RDAL IN FRONT OF BLK A CON 13 MUSKOKA CLOSED BY DM186213 BEING PT 2, 4 35R9073 T/W DM328008; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Rooms

Room	Level	Dimensions	Features
Laundry Room	M	5'10"x11'1"	

Bedroom	M	11'3"x10'3"	
Master Bedroom	M	17'2"x13'7"	
Ensuite	M	11'5"x8'4"	3-Piece
Bathroom	M	6'3"x4'5"	2-Piece
Foyer	M	18'x6'1"	
Living Room/Dining Room	M	30'6"x21'10"	
Kitchen	M	22'6"x13'10"	
Muskoka Room	M	12'3"x16'10"	
Bedroom	LAG	10'3"x7'3"	
Bedroom	LAG	15'1"x11'2"	
Bedroom	LAG	15'4"x11'6"	
Bathroom	LAG	10'4"x4'4"	3-Piece
Family Room	LAG	17'7"x29'6"	
Other	LAG	14'1"x29'11"	

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

Client Full Report

Date Printed: 08/28/2018

Prepared By: OFFICE ADMINISTRATION, .

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