

Cross Property Client Full

1023 SANDOR DRIVE

Bala, ON POC 1A0

District of Muskoka/ Muskoka Lakes/ Wood

Residential/ Single Family/ For Sale

Active

Price: \$390,000.00



MLS®#: **181854**
 List Date: **18-Mar-2019**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**
 Type: **Detached**
 Style: **Bungalow Raised**
 Sqft Above Grade: **2,100**
 Sq Ft Finished: **2,100**
 Sq Ft Source: **LBO provided**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **North**
 Lot Front: **178.00**
 Road Access Fee:
 Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **4/ Outside/Surface/Open/ Gravel**
 Waterfront: **No**
 Leased Land Fee:
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**
 Sqft Below Grade: **0**
 Sq Ft. Unfinished
 # Rooms: **9**
 Recreational: **No**
 Year Built/Desc: **0/ Completed / New**
 Lot Depth:
 Lot Size/Acres: **3-9.99 Acres/ 4.80**
 WF Exposure:

Public Remarks: Incredible value! Amazing lot. Residential opportunity just minutes from Bala with public access to the Moon River. Enjoy a sandy beach area, dock and a boat launch to enjoy all of your favourite lakefront activities. This 3 bedroom, 2 bathroom fully winterized home sits on over 4 acres of land. Open concept living and spacious bedrooms. Enjoy the airtight wood stove in the lower level family room on those cozy nights. Lots of acreage and potential to build a large shop. Sitting on a level lot, there is no shortage of outdoor entertaining space for family and friends. Quiet street with very little traffic. Enjoy what Muskoka has to offer at a fraction of the price.

Directions: Muskoka Rd #38 to Sandor Drive to #1023.

Interior Features

Interior Features: **Winterized**
 Basement: **Full/ Fully Finished/**
 Heat Primary/Sec: **Airtight Stove, Baseboard, Fireplace-Wood/**
 HVAC: **None**
 Under Contract/Rental Items: **None**
 Fireplace:
 Foundation: **Concrete Block**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees: **None**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup**
 Topography: **Flat, Level, Wooded/Treed**
 Roofing: **Metal**
 Water/Supply Type: **Well/ Drilled Well**
 Site Influences: **None**
 Exposure:
 Pool: **None**
 Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: Other Appliances, Window Coverings

Exclusions: All Personal Items.

Tax Information

Roll#: **445307000103600**
 Pin#: **480280080**
 Assessment \$/Year: **\$192,500/2019**
 Legal Description: **PART OF LOT 41, CONCESSION 7 PARTS 2,3,7 PLAN 35R-18990, TOWNSHIP OF WOOD, (now in the TOWNSHIP OF MUSKOKA LAKES), DISTRICT OF MUNICIPALITY OF MUSKOKA**
 Local Improve Fee/Comments /
 Zoning: **WR2/RU2/EP1**
 Survey/Year: **Yes 2001**
 Taxes/Year: **\$1,161/ 2018**
 Survey Type: **None**

Rooms

Room	Level	Dimensions	Features
Living Room/Dining Room	M	20'x23'	
Kitchen	M	20'x23'	
Bedroom	M	8'x11'	
Bedroom	M	11'x13'	
Bathroom	M	5'x7'10"	4-Piece
Bedroom	LAG	7'6"x18'	
Bathroom	LAG	7'x8'6"	3-Piece
Family Room	LAG	11'x16'	
Laundry Room	LAG	11'8"x17'	

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Client Full Report

Date Printed: 04/10/2019

Prepared By: OFFICE ADMINISTRATION , .

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