

Cross Property Client Full

16 INDIAN CRESCENT

Port Carling, ON P0B 1J0

District of Muskoka/Muskoka Lakes/Medora

Residential/Single Family/For Sale

Active

Price: \$489,000.00



MLS®#: **153632**
List Date: **12-Sep-2018**

Bedrooms (AG/BG): **5 (3/2)**
Bathrooms (F/H): **2 (2/0)**

Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **2,111**
Sq Ft Finished: **3,686**
Sq Ft Source: **LBO provided**

Sqft Below Grade: **1,575**
Sq Ft. Unfinished

New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **East**
Lot Front: **97.00**

Rooms: **14**
Recreational: **No**
Year Built/Desc: **1965/Owner**
Lot Depth:
Lot Size/Acres: **0.5-0.99 Acres/**

Road Access Fee:
Access: **Year Round**

Garage Spaces/Type: **8.0/Detached**

Driveway Spaces/Type: **8/Outside/Surface/Open/Gravel**

Waterfront: **No**

WF Exposure:

Public Remarks: **Well built, well maintained home on a quiet, private street in Port Carling. 5 bedrooms, two bathrooms and a main floor nanny suite with living room, bedroom and bathroom. Spacious basement includes two bedrooms, storage room and wine cellar. Lots of closet space throughout. Back deck off the master bedroom on the main floor. Lush, green grass surrounds the house, garage/shop and shed. Two separate driveways to provide ample parking spaces. Steps away from public beach access. R2 zoning which permits group home, rooming house, home based business and bed and breakfast. Minutes to downtown Port Carling. Perfect opportunity for a contractor or business owner!**

Directions: **HWY 118 to Foreman Rd, right on Indian Crescent to #16.**

Interior Features

Interior Features: **In-Law Suite, Winterized**
Basement: **Full/Fully Finished/**
Heat Primary/Sec: **Heat Pump/**
HVAC: **Energy Efficient**
Under Contract/Rental Items: **None**

Fireplace:

Foundation: **ICF**

Plumbing Age:

Exterior Features

Add'l Monthly Fees:
Exterior Finish: **Vinyl Siding**
Restrictions: **None**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed**
Topography: **Level**
Roofing: **Asphalt, Shingles**
Water/Supply Type: **Well/Drilled Well**
Site Influences: **Lake Access, Park**

Exposure:

Pool: **None**

Alternative Power:

Yr Roof Replaced:

Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **All Personal Items.**

Parking Cost/Mnth \$:

Furnished:

Sublease: **No**

Priv Entrance:

Tax Information

Roll#: **445305000206900**

Pin#: **481500209**

Assessment \$/Year: **\$304,500/2018**

Legal Description:

Local Improve Fee/Comments /

Zoning: **R2**

Survey/Year: **Yes 1970**

Taxes/Year: **\$1,841/2018**

Survey Type: **Available**

PCL 27010 SEC MUSKOKA; PT LT 72 PL M373 MEDORA PT 1-2 BR1724; S/T PT 2 BR1724 AS IN LT82660; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Rooms

Room	Level	Dimensions	Features
Other	M	13'11"x16'3"	
Bathroom	M	8'8"x9'4"	3-Piece
Bedroom	M	10'1"x11'11"	
Foyer	M	10'2"x4'5"	
Kitchen /Dining Room	M	25'3"x19'6"	
Living Room	M	25'3"x19'3"	

Bedroom	M	11'8"x6'0"	
Bathroom	M	12'x12'6"	4-Piece
Master Bedroom	M	11'7"x19'4"	
Bedroom	B	14'2"x11'5"	
Bedroom	B	14'2"x11'5"	
Recreation Room	B	28'2"x22'1"	
Storage Room	B	13'2"x18'11"	
Cold Room	B	5'7"x4'8"	

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Client Full Report

Date Printed: 09/13/2018

Prepared By: OFFICE ADMINISTRATION, .

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