

# Cross Property Full

 Listing

**1051 MONTGOMERY DRIVE #4**

**Residential/ Single Family/ For Sale**

**Price:  
\$3,195,000.00**

**Port Carling, ON P0B 1J0  
District of Muskoka/ Muskoka Lakes/ Watt**

**Active**



MLS@#: **251254**  
 List Date: **19-Mar-2020** Bedrooms (AG/BG): **0 ( 0+ 0)**  
 DOM: **90** Bathrooms (F/H): **0 ( 0/ 0)**  
 Conditions of Sale:  
 Type: **Detached**  
 Style: **1.5 Storey**  
 Sqft Above Grade: **2,100** Sqft Below Grade: **0**  
 Sq Ft Finished: **2,100** Sq Ft Unfinished:  
 Sq Ft Source: **LBO provided**  
 New Construction: **No** # Rooms: **1**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Fronting On: **South** Year Built/Desc: **0/ Unknown**  
 Lot Front: **315.00** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/ 1.40**  
 Access: **Municipal road, Year Round**  
 Driveway Spaces/Type: **4/ Outside/Surface/Open/ Gravel**  
 Waterfront: **Yes** WF Exposure: **North West**  
 WF Type/Name: **Lake/ Rosseau**  
 Shore Rd Allowance: **None** WF Frontage Ft: **315**  
 WF Buildings: **Boathouse-Double Slips**  
 WF Features: **Dock**  
 Shore Line: **Natural**  
 Leased Land Fee:

Public Remarks: **Over 300 ft of frontage on Lake Rosseau minutes from Port Carling. Main cottage and guest cottage to entertain plenty of friends and family. 2 slip boathouse with sundeck to take in the beautiful views. Opportunity not to be missed.**

Directions: **HWY 118 to Brackenrig, left on Montgomery Drive to #1051 and #4.**

### Interior Features

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

### Exterior Features

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

### Inclusions/Exclusions

Inclusions: **None**

Exclusions: **N/A**

### Tax Information

Roll#: **445302000907202** Local Improve Fee/Comments /  
 Pin#: **481390560** Zoning: **WR1** Taxes/Year: **\$0/ 2018**  
 Assessment \$/Year: **\$1,237,000/2018** Survey/Year: **Yes 1983** Survey Type: **Available**  
 Legal Description: **PT RDAL IN FRONT OF LT 29 CON 5 WATT (CLOSED BY DM184938) PT 5 35R9259; PT LT 29 CON 5 WATT PT 6 35R9259; T/W DM321458; S/T EXECUTION 05-0000112, IF ENFORCEABLE; S/T EXECUTION 06-0000028, IF ENFORCEABLE; S/T EXECUTION 06-0000115, IF ENFORCEABLE; MUSKOKA REALTOR® Information**

Private Remarks: **All showings will be conducted in proper protocol of Covid-19 procedures. Please see attached Schedule-B for reference. Any questions, please contact John Matthews @ 705-794-4590**

Show Instructions: **TLBO (List Brokerage)** Possession:  
 Commission: **2.5**  
 Occupancy: **Owner**  
 Int Bearing Trust Acct: **NIB** SPIS Schedule: SPIS: Arranged/Altered Contract **No**  
 Lockbox: **None** Sign: **Yes** Contact Expired: **No**  
 Commence Date: **19-Mar-2020** Expire Date: **10-Nov-2020** CDOM: **90**  
 Seller Name: **TRAK INVESTMENTS LIMITED**

List Brokerage 1: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REA](#) L/BR Phone: **(705) 765-1820**  
 List Salesperson 1: [BOB CLARKE, Salesperson](#) L/SP Phone: **(705) 765-1820**  
 Email: [bob@mymuskokacottages.com](mailto:bob@mymuskokacottages.com) L/SP Cell: **(416) 209-1820**  
 L/SP Fax: **(705) 986-0164** Brokerage Web:

### Rooms

Room	Level	Dimensions	Features
Other	M	20'x40'	

Prepared By: **BROKERAGE STAFF - ALYSSA BARSTAD, .**

Full Report

Date Printed: **06/17/2020**

