

Cross Property Client Full

1026 3300 ROAD

Residential/ Single Family/ For Sale

Price:
\$1,995,000.00

Gravenhurst, ON P1P 1R2

Active

District of Muskoka/ Gravenhurst/ Gravenhurst



MLS®#: **183537**
List Date: **28-Mar-2019**
Bedrooms (AG/BG): **4 (4/ 0)**
Bathrooms (F/H): **3 (3/ 0)**
Type: **Detached**
Style: **2 Storey**
Sqft Above Grade: **2,147**
Sq Ft Finished: **2,147**
Sq Ft Source: **Builder Floor Plan(s)**
Sqft Below Grade: **0**
Sq Ft. Unfinished:
New Construction: **No**
Rooms: **13**
Title/Ownership: **Freehold**
Recreational: **Yes**
Fronting On: **West**
Year Built/Desc: **2013/ Owner**
Lot Front: **100.00**
Lot Depth:
Road Access Fee:
Lot Size/Acres: **Under .5 Acre/ 0.30**
Access: **Private Road, Year Round**
Driveway Spaces/Type: **4/ Outside/Surface/Open/ Gravel**
Waterfront: **Yes**
WF Exposure: **North East**
WF Type/Name: **Lake/ Muskoka**
Shore Rd Allowance: **None**
WF Frontage Ft: **100**
WF Buildings: **Boathouse-Single Slip**
WF Features: **Boat Slip, Dock**
Shore Line: **Natural**
Leased Land Fee:

Public Remarks: **Lake Muskoka gem, not to be missed. Impeccably maintained, custom built cottage/home conveniently located minutes from Gravenhurst. Gorgeous master bedroom and two spacious bedrooms on the second floor, bedroom suite on the main floor and additional sleeping space in the basement. Every inch of this 2,147 sqft cottage is maximized. Gorgeous stone fireplace centered in the living room. Cozy four season Muskoka room off the kitchen/dining room to take in the views. The waterfront boasts a 1 slip boathouse with sundeck on top.**

Directions: **Take Parkers Point from HWY 169 to Rd 3300 to #1026.**

Interior Features

Interior Features: **Bar Fridge, Main Floor Laundry, Winterized**
Basement: **Full/ Fully Finished/**
Fireplace:
Heat Primary/Sec: **Forced Air-Propane/**
HVAC: **Air Conditioner**
Foundation: **Concrete Block**
Under Contract/Rental Items: **None**
Plumbing Age:

Exterior Features

Add'l Monthly Fees:
Exposure: **North East**
Pool: **None**
Exterior Finish: **Wood**
Restrictions: **None**
Services: **Cell Service, Electricity, Internet High-Speed**
Topography: **Sloping, Wooded/Treed**
Alternative Power: **Generator-wired**
Roofing: **Asphalt, Shingles**
Yr Roof Surface Replaced:
Water/Supply Type: **Other/ Lake/River**
Sewage: **Septic**
Water Treatment: **Heated Water Line, UV System**
Site Influences: **None**

Inclusions/Exclusions

Inclusions: **Other**

Exclusions: **All Personal Items**

Tax Information

Roll#: **440202002908100**
Local Improve Fee/Comments /
Pin#: **481750730**
Zoning: **WR1**
Taxes/Year: **\$9,563/ 2018**
Assessment \$/Year: **\$997,000/2016**
Survey/Year: **Yes 2012**
Survey Type: **Available**
Legal Description: **PT LT 26 CON 6 MUSKOKA AS IN DM76326 T/W DM76326; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Rooms

Room	Level	Dimensions	Features
Living Room	M	20'0"x16'	
Kitchen /Dining Room	M	10'7"x17'6"	
Muskoka Room	M	14'9"x11'6"	
Bedroom	M	14'3"x15'3"	
Bathroom	M		3-Piece
Laundry Room	M	10'0"x5'10"	
Bedroom	2	10'10"x11'16"	
Bedroom	2	13'0"x11'6"	
Bathroom	2		4-Piece
Theatre/Media Room	B	24'0"x10'0"	
Other	B	9'4"x26'0"	
Ensuite	2		3-Piece
Master Bedroom	2	19'3"x11'6"	

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Client Full Report

Date Printed: 06/21/2019

Prepared By: OFFICE ADMINISTRATION , .

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