

Cross Property Client Full

1027 SAGAMO BOULEVARD

Muskoka Lakes, ON P0B 1J0

District of Muskoka/ Muskoka Lakes/ Medora

Residential/ Single Family/ For Sale

Active

Price: \$1,195,000.00



MLS® #: **184126**

List Date: **05-Apr-2019**

Bedrooms (AG/BG): **3 (3/ 0)**

Bathrooms (F/H): **1 (1/ 0)**

Type: **Detached**

Style: **Bungalow Raised**

Sqft Above Grade: **1,100**

Sqft Below Grade: **0**

Sq Ft Finished: **1,100**

Sq Ft. Unfinished

Sq Ft Source: **LBO provided**

New Construction: **No**

Rooms: **7**

Title/Ownership: **Freehold**

Recreational: **Yes**

Fronting On: **West**

Year Built/Desc: **0/ Owner**

Lot Front: **125.00**

Lot Depth:

Road Access Fee:

Lot Size/Acres: **0.5-0.99**

Access:

Municipal road, Year Round

Driveway Spaces/Type: **4/ Outside/Surface/Open/ Gravel**

Waterfront: **Yes**

WF Exposure: **South East**

WF Type/Name: **Lake/ Rosseau**

Shore Rd Allowance: **None**

WF Frontage Ft: **125**

WF Buildings: **Boathouse-Double Slips**

WF Features: **Dock**

Shore Line: **Mixed, Natural**

Leased Land Fee:

Public Remarks: Opportunity on Royal Muskoka Island. Accessed by a municipally maintained road. Four season enjoyment. Newer two slip boathouse. Gorgeous, long lake views. Use as is or redevelop to fit your own taste. Don't miss this one!

Directions: Peninsula Rd to Juddhaven to Fair Lee Park Rd, keep right on Royal Muskoka/Sagamo to #1027.

Interior Features

Interior Features: **Main Floor Laundry**

Basement: **None/ None/**

Fireplace:

Heat Primary/Sec: **Baseboard/**

HVAC: **None**

Foundation: **Piers**

Under Contract/Rental Items: **None**

Plumbing Age:

Exterior Features

Add'l Monthly Fees:

Exposure:

South East

Pool:

None

Exterior Finish: **Wood**

Restrictions: **None**

Services: **Cell Service, Electricity, Internet Other**

Topography: **Wooded/Treed**

Alternative Power:

Roofing: **Asphalt, Shingles**

Yr Roof Surface Replaced:

Water/Supply Type: **Other/ Lake/River**

Sewage: **Septic**

Site Influences

None

Inclusions/Exclusions

Inclusions: **Other**

Exclusions: **All Personal Items**

Tax Information

Roll #: **445304001707300**

Local Improve Fee/Comments /

Pin #: **481420262**

Zoning: **WR1**

Taxes/Year: **\$5,062/ 2018**

Assessment \$/Year: **\$909,000/2016**

Survey/Year: **Yes 1955**

Survey Type: **Available**

Legal Description: **LT 63 PL 32 MEDORA; MUSKOKA LAKES**

Rooms

Room	Level	Dimensions	Features
Kitchen /Dining Room	M	12'6"x16'	
Laundry Room	M	9'x5'6"	
Living Room	M	17'x12'6"	
Bedroom	M	9'9"x8'	
Bedroom	M	9'6"x11'6"	

Bathroom M **3-Piece**

Master Bedroom M **10'5"x13'9"**

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

Client Full Report

Date Printed: 04/18/2019

Prepared By: OFFICE ADMINISTRATION , .

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

All data is subject to Errors, Omissions or Revisions and is not warranted. 04/18/2019 03:00:50 PM