

Cross Property Client Full

1029 SAGAMO BOULEVARD

Residential/ Single Family/ For Sale

**Price:
\$1,495,000.00**

Muskoka Lakes, ON P0B 1J0
District of Muskoka/ Muskoka Lakes/ Medora

Active



MLS®#: **184314**
List Date: **05-Apr-2019**
Bedrooms (AG/BG): **3 (3/ 0)**
Bathrooms (F/H): **3 (3/ 0)**

Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **3,300**
Sq Ft Finished: **3,300**
Sq Ft Source: **LBO provided**
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **West**
Lot Front: **102.00**
Road Access Fee:
Access: **Municipal road, Year Round**
Driveway Spaces/Type: **4/ Private Single Wide/ Gravel**
Waterfront: **Yes**
WF Type/Name: **Lake/ Rosseau**
Shore Rd Allowance: **None**
WF Features: **Dock**
Shore Line: **Deep**
Leased Land Fee:

Sqft Below Grade: **1,407**
Sq Ft. Unfinished:
Rooms: **13**
Recreational: **Yes**
Year Built/Desc: **0/ Owner**
Lot Depth:
Lot Size/Acres: **Under .5 Acre/**
WF Exposure: **South East**
WF Frontage Ft: **102**

Public Remarks: Stunning cottage on historic Royal Muskoka island. Cottage is accessible by a municipal maintained road. Enjoy endless outdoor activities all year round. Sought after location on central Lake Rosseau. 3 beds, 3 baths, granite fireplaces in both the living room and basement. Walkout from the living room to a wraparound deck. Walkout from the basement to gentle, sloping landscape down to the waterfront and to a brand new dock to enjoy. Conveniently located minutes resorts, restaurants and golf course. Create long last memories here!

Directions: Peninsula Rd to Juddhaven to Fair Lee Park Rd stay right onto Royal Muskoka/Sagamo to #1029.

Interior Features

Interior Features: **Main Floor Laundry, Winterized**
Basement: **Full/ Fully Finished/** Fireplace: **Wood**
Heat Primary/Sec: **Forced Air-Oil/ Fireplace-Wood**
HVAC: **None** Foundation: **Concrete Block**
Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
Exterior Finish: **Wood**
Restrictions: **None**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**
Topography: **Clear View** Alternative Power:
Roofing: **Asphalt** Yr Roof Surface Replaced:
Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**
Site Influences: **Lake Access, Park, Water View**

Inclusions/Exclusions

Inclusions: **Other**

Exclusions: **All Personal Items**

Tax Information

Roll#: **445304001707200** Local Improve Fee/Comments /
Pin#: **481420261** Zoning: **WR1** Taxes/Year: **\$6,642/ 2018**
Assessment \$/Year: **\$1,196,000/2016** Survey/Year: **Yes 1955** Survey Type: **Available**
Legal Description: **LT 62 PL 32 MEDORA; MUSKOKA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room/Dining Room	M	23'x31'	
Foyer	M	10'x5'	
Bedroom	M	14'6"x9'6"	
Bathroom	M		4-Piece
Laundry Room	M	6'6"x6'	
Bedroom	M	14'6"x10'	
Master Bedroom	M	15'6"x19'	
Ensuite	M		3-Piece
Games Room	B	17'x21'	
Family Room	B	21'6"x19'	
Other	B	11'x11'	
Utility	B	11'x8'	
Bathroom	B		3-Piece