

Cross Property Client Full

1047 CHRISTIE POINT ROAD

Residential/ Single Family/ For Sale

**Price:
\$8,495,000.00**

Muskoka Lakes, ON POC 1H0
District of Muskoka/ Muskoka Lakes/ Medora

Active



MLS@#: **220772**
List Date: **10-Sep-2019** Bedrooms (AG/BG): **5 (5/ 0)**
Bathrooms (F/H): **7 (5/ 2)**

Type: **Detached**
Style: **Bungalow**

Sqft Above Grade: **2,468** Sqft Below Grade: **2,421**
Sq Ft Finished: **4,889** Sq Ft. Unfinished

Sq Ft Source: **Builder Floor Plan(s)**

New Construction: **Yes** # Rooms: **19**
Title/Ownership: **Freehold** Recreational: **Yes**
Year Built/Desc: **2019/ Completed / New**

Fronting On: **West** Lot Depth:
Road Access Fee: **300.00** Lot Size/Acres: **3-9.99 Acres/ 7.70**

Access: **Private Road, Year Round**

Driveway Spaces/Type: **6/ Private Double Wide/ Asphalt**

Waterfront: **Yes** WF Exposure: **West**

WF Type/Name: **Lake/ Joseph** WF Frontage Ft: **300**

Shore Rd Allowance: **None** WF Buildings: **Boathouse-Double Slips**

WF Features: **Dock**

Shore Line: **Deep, Natural**

Leased Land Fee:

Public Remarks: **Custom, west facing new build on Still's Bay, located close to Hwy 400 and Oviinbyrd. This 4889 sqft lakehouse has a separate 650 ft bunkie and large 2 slip single story boathouse. Extensive landscaping, irrigation, fire pit/stone patio/stairs, furniture package included (excluding DR table/chairs), main and lower level laundry, separate butler's pantry, 3 fireplaces, wood burning in 4 season room. Opportunity exists to expand and develop this 7.7 acre property to include separate accommodations, garage, tennis courts. Professional photography coming soon!**

Directions: **HWY 169 to Hamill's Point Rd, take a left onto Christie Point Rd and follow to 1047**

Interior Features

Interior Features: **Alarm System, Built-In Appliances, Carbon Monoxide Detector, Cathedral Ceiling, Fire Alarm System, Gas Stove(s), Main Floor Laundry, Smoke Detector, Wet Bar, Winterized**

Basement: **Full/ Fully Finished/** Fireplace:

Heat Primary/Sec: **Forced Air-Propane/**

HVAC: **Air Cleaner, Central Air, Energy Efficient, HRV System** Foundation: **ICF**

Under Contract/Rental Items: **Propane Tank, Other (see Remarks)** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**

Exterior Finish: **Stone, Wood**

Restrictions: **None**

Services: **Cell Service, Electricity, Internet High-Speed**

Topography: **Sloping** Alternative Power:

Roofing: **Metal** Yr Roof Surface Replaced:

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

Site Influences: **Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Carbon Monoxide Detector, Garage Door Opener, Smoke Detector, Wine Cooler**

Exclusions: **Dining room table and chairs**

Tax Information

Roll#: **445304000505602** Local Improve Fee/Comments /

Pin#: **481460284** Zoning: **WR1** Taxes/Year: **\$0/ 2019**

Assessment \$/Year: **\$1,499,000/ 2016** Survey/Year: **Yes 1994** Survey Type: **Available**

Legal Description: **PCL 26581 SEC MUSKOKA; LT 12-14 PL M180 MEDORA; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Rooms

Room	Level	Dimensions	Features
Living Room	M	21'1"x20'6"	
Kitchen /Dining Room	M	19'1"x24'0"	
Muskoka Room	M	20'0"x23'6"	
Mud Room	M	8'0"x20'0"	
Master Bedroom	M	16'0"x15'0"	Ensuite, Walk-in Closet
Ensuite	M	19'0"x9'6"	5+ Piece
Bathroom	M	5'0"x5'5"	2-Piece
Foyer	M	11'0"x11'0"	
Bedroom	LAG	14'5"x16'0"	Ensuite
Ensuite	LAG	6'0"x10'0"	3-Piece
Bedroom	LAG	16'0"x13'6"	Ensuite
Ensuite	LAG	7'0"x10'0"	3-Piece
Bedroom	LAG	11'0"x10'6"	Ensuite
Ensuite	LAG	4'5"x11'0"	4-Piece
Bedroom	LAG	11'9"x9'0"	Ensuite
Ensuite	LAG	7'5"x8'0"	3-Piece
Living Room	LAG	21'0"x30'6"	
Laundry Room	LAG	12'0"x6'6"	
Bathroom	LAG	6'0"x8'0"	2-Piece

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

Prepared By: OFFICE ADMINISTRATION , .

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