

Cross Property Client Full

1092 SCARCLIFFE ROAD

Muskoka Lakes, ON P0B 1J0

District of Muskoka/ Muskoka Lakes/ Monck

Residential/ Single Family/ For Sale

Active

Price: \$2,695,000.00



MLS®#: **183303**
 List Date: **26-Mar-2019**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **3 (3/ 0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,356**
 Sq Ft Finished: **1,356**
 Sq Ft Source: **Other**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **324.00**
 Road Access Fee:
 Access: **Private Road, Year Round**
 Driveway Spaces/Type: **6/ Private Single Wide/ Gravel**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ Muskoka Lake**
 Shore Rd Allowance: **Owned**
 WF Buildings: **Boathouse-Double Slips**
 WF Features: **Boat Lift, Dock**
 Shore Line: **Deep, Hard Bottom, Rocky**
 Leased Land Fee:
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **3 (3/ 0)**
 Sqft Below Grade: **0**
 Sq Ft. Unfinished
 # Rooms: **8**
 Recreational: **Yes**
 Year Built/Desc: **1969/ Completed / New**
 Lot Depth:
 Lot Size/Acres: **1-2.99 Acres/**
 WF Exposure: **South**
 WF Frontage Ft: **324**
 Plumbing Age:

Public Remarks: Southern exposure and spectacular views!! 324 feet of frontage on Lake Muskoka. Natural landscape throughout. Two slip boathouse with spacious sun dock. This fully winterized family cottage has central air and heating, huge floor to ceiling windows to let in lots of natural light. Easy access to the outdoor deck to enjoy meals and entertaining while taking in the long lake views. Open concept kitchen, living and dining room. Walkout basement with a bedroom, 3 PC bathroom and den. Built in 1969 the cottage was fully renovated in 2002. Turn key and ready for a new family. Opportunity for a renovation and/or two storey boathouse. Convenient location by car or boat just minutes to Port Carling.

Directions: Hwy 118 To Scarcliffe Road, First Right Past Marquis Lane. Unit #9 On 1092 Scarcliffe Road

Interior Features

Interior Features: **Winterized**
 Basement: **Full/ Fully Finished/ Walk-Out**
 Heat Primary/Sec: **Forced Air-Propane/**
 HVAC: **Air Cleaner, Duct Work**
 Under Contract/Rental Items: **None**
 Fireplace:
 Foundation: **Poured Concrete**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Internet High-Speed, Telephone**
 Topography: **Sloping**
 Roofing: **Shingles**
 Water/Supply Type: **Other/ Lake/River**
 Water Treatment: **UV System, Water Purification**
 Other Structures: **Shed**
 Site Influences: **Water View**
 Exposure:
 Pool: **None**
 Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Exclusions: **All Personal Items**

Tax Information

Roll#: **445309001406200**
 Pin#: **481590594**
 Assessment \$/Year: **\$1,365,000/2016**
 Local Improve Fee/Comments /
 Zoning: **WR5-7**
 Survey/Year: **Yes 2013**
 Taxes/Year: **\$7,711/ 2018**
 Survey Type: **Available**
 Legal Description: **FIRSTLY: PT LT 34 CON 13 MONCK PT 7 BR840 & PT 1 BR1373; T/W PT 11 & 12 BR840 AS IN LT43755; SECONDLY: PT OF RDAL IN FRONT OF LOT 34 CON 13 MONCK CLOSED BY MT130776 PT 2 ON 35R24136; MUSKOKA LAKES; THE DISTRICT MUNICIPALITY OF MUSKOKA**

ROOMS

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Kitchen /Dining Room	M	25'x21'3"	Balcony/Deck, Fireplace
Master Bedroom	M	11'6"x11'2"	Ensuite
Ensuite	M		4-Piece
Bedroom	M	11'5"x11'	
Bathroom	M		3-Piece
Bathroom	LAG		3-Piece
Den	LAG	17'2"x12'8"	
Bedroom	LAG	10'2"x10'10"	

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Client Full Report

Date Printed: 04/01/2019

Prepared By: OFFICE ADMINISTRATION , .

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