

Cross Property Full

 Listing

1092 SCARCLIFFE ROAD

Residential/ Single Family/ For Sale

**Price:
\$2,695,000.00**

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

Active



MLS@#: **266390**
 List Date: **11-Jun-2020** Bedrooms (AG/BG): **3 (3+ 0)**
 DOM: **6** Bathrooms (F/H): **3 (3/ 0)**
 Conditions of Sale:
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,356** Sqft Below Grade: **0**
 Sq Ft Finished: **1,356** Sq Ft Unfinished:
 Sq Ft Source: **Other**
 New Construction: **No** # Rooms: **8**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **South** Year Built/Desc: **1969/ Completed / New**
 Lot Front: **324.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/**
 Access: **Private Road, Year Round**
 Driveway Spaces/Type: **6/ Private Single Wide/ Gravel**
 Waterfront: **Yes** WF Exposure: **South**
 WF Type/Name: **Lake/ Muskoka**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **324**
 WF Buildings: **Boathouse-Double Slips**
 WF Features: **Boat Lift, Dock**
 Shore Line: **Deep, Hard Bottom, Rocky**
 Leased Land Fee:

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

Exterior Features

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

Inclusions/Exclusions

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

Exclusions: **NA**

Tax Information

Roll#: **445309001406200** Local Improve Fee/Comments /
 Pin#: **481590594** Zoning: **WR5-7** Taxes/Year: **\$7,711/ 2018**
 Assessment \$/Year: **\$1,365,000/2016** Survey/Year: **Yes 2013** 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**

REALTOR® Information

Show Instructions: **TLBO (List Brokerage)** Possession:
 Commission: **2.5**
 Occupancy: **Owner**
 Int Bearing Trust Acct: **NIB** SPIS Schedule: SPIS: Arranged/Altered Contract **No**
 Lockbox: **None** Sign: **No** Contact Expired: **No**
 Commence Date: **11-Jun-2020** Expire Date: **06-Nov-2020** CDOM: **6**
 Seller Name: **TIBOR URBANEK**

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

List Brokerage 1:
 List Salesperson 1:
 Email:
 L/SP Fax:

BOB CLARKE, Salesperson
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(705) 986-0164

Brokerage Web:

L/BR Phone: **(705) 765-1820**
 L/SP Phone: **(705) 765-1820**
 L/SP Cell: **(416) 209-1820**

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"	

Prepared By: **BROKERAGE STAFF - ALYSSA**

Full Report

Date Printed: 06/17/2020

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