

## Cross Property Client Full RES

**1170 STEPHENS BAY ROAD**

**Residential/ Single Family/ For Sale**

**Price:  
\$5,495,000.00**

**Bracebridge, ON P1L 1X2**

**Active**

**District of Muskoka/ Bracebridge/ Bracebridge**



MLS@#: **183373**  
 List Date: **19-Apr-2019**  
 Bedrooms (AG/BG): **5 ( 4/ 1)**  
 Bathrooms (F/H): **5 ( 4/ 1)**  
 Type: **Detached**  
 Style: **2 Storey**  
 Sqft Above Grade: **5,800**  
 Sq Ft Finished: **5,800**  
 Sq Ft Source: **LBO provided**  
 Sqft Below Grade: **0**  
 Sq Ft. Unfinished:  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 # Rooms: **20**  
 Recreational: **Yes**  
 Year Built/Desc: **2006/ Completed / New**  
 Fronting On: **West**  
 Lot Front: **250.00**  
 Lot Depth:  
 Road Access Fee:  
 Lot Size/Acres: **3-9.99 Acres/ 3.10**  
 Access: **Municipal road, Year Round**  
 Garage Spaces/Type: **4.0/ Detached**  
 Driveway Spaces/Type: **6/ Private Double Wide/ Asphalt**  
 Waterfront: **Yes**  
 WF Exposure: **North West**  
 WF Type/Name: **Lake/ Muskoka**  
 Shore Rd Allowance: **None**  
 WF Frontage Ft: **250**  
 WF Buildings: **Boathouse-Double Slips**  
 WF Features: **Boat Slip, Dock**  
 Shore Line: **Mixed, Natural**  
 Leased Land Fee:

**Public Remarks: 250' Frontage On Private Stephens Bay, Lake Muskoka. Minutes From Bracebridge. Immaculately Maintained Cottage And Property. High End Finishes Throughout. Open Concept Kitchen, Dining and Living Room. High Ceilings, Cozy Muskoka Room Off The Kitchen. Stunning Wraparound Deck Accessible Off The Muskoka Room, Living Room And Master Bedroom. Walk Down The Granite Stone Pathway To Two Slip Boathouse With Sundeck On Top To Take In The Gorgeous Views. A Family Compound To Host And Entertain For Years To Come. Two Car Garage With Living/Storage Space. Additional Double Car Garage Closer To The Top Of The Driveway And A Tennis/Sports Court. An Abundance Of Storage Space And Room To House All Of Your Cars/Toys.**

**Directions: Beaumont Road To Stephens Bay Road**

### Interior Features

Interior Features: **Alarm System, Cathedral Ceiling, Winterized**  
 Basement: **Full/ Fully Finished/**  
 Heat Primary/Sec: **Forced Air-Propane/**  
 HVAC: **Air Conditioner, None**  
 Under Contract/Rental Items: **None**  
 Fireplace: **Propane, Wood**  
 Foundation: **Concrete Block**  
 Plumbing Age:

### Exterior Features

Add'l Monthly Fees:  
 Exterior Finish: **Wood**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity**  
 Topography: **Sloping, Wooded/Treed**  
 Roofing: **Cedar**  
 Water/Supply Type: **Other/ Lake/River**  
 Water Treatment: **UV System, Water Purification**  
 Site Influences: **Water View**  
 Exposure: **North West**  
 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#: **441802000400704**  
 Pin#: **481710643**  
 Assessment \$/Year: **\$2,932,000/2016**  
 Legal Description: **See Attachment**  
 Local Improve Fee/Comments /  
 Zoning: **WR1**  
 Survey/Year: **Yes 2003**  
 Taxes/Year: **\$0/ 2018**  
 Survey Type: **Available**

### Rooms

Room	Level	Dimensions	Features
Muskoka Room	M	11'4"x20'4"	
Kitchen /Dining Room	M	27'6"x22'	
Living Room	M	25'x26'	
Foyer	M	12'6"x15'6"	
Bathroom	M		2-Piece
Master Bedroom	M	19'4"x16'4"	
Ensuite	M		5+ Piece
Office	M	12'2"x9'5"	
Bedroom	2	18'5"x13'	
Bedroom	2	14'x11'4"	
Bathroom	2		3-Piece
Bedroom	2	19'9"x19'2"	

<b>Ensuite</b>	2		<b>3-Piece</b>
<b>Sitting Room</b>	2	<b>13'4"x7'4"</b>	
<b>Recreation Room</b>	B	<b>35'x20'5"</b>	
<b>Laundry Room</b>	B	<b>10'x8'</b>	
<b>Utility</b>	B	<b>8'6"x11'8"</b>	
<b>Storage Room</b>	B	<b>19'9"x24'</b>	
<b>Bathroom</b>	B		<b>4-Piece</b>
<b>Bedroom</b>	B	<b>11'6"x16'7"</b>	

ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLIN  
Client Full Report

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Prepared By: OFFICE ADMIN - K. RUMBALL, .

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