

Cross Property Client Full

1167 DUDLEY ROAD

Residential/ Single Family/ For Sale

**Price:
\$2,095,000.00**

Bala, ON POC 1A0

Active

District of Muskoka/ Muskoka Lakes/ Medora



MLS®#: **198423**
 List Date: **29-May-2019** Bedrooms (AG/BG): **4 (4/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**

Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **2,300** Sqft Below Grade: **0**
 Sq Ft Finished: **2,300** Sq Ft. Unfinished:
 Sq Ft Source: **LBO provided**
 New Construction: **No** # Rooms: **9**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **South** Year Built/Desc: **2018/ Completed / New**
 Lot Front: **246.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/**
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **2.0/ Detached, Other**
 Driveway Spaces/Type: **6/ Private Double Wide/ Gravel**
 Waterfront: **Yes** WF Exposure: **South**
 WF Type/Name: **Lake/ Muskoka**
 Shore Rd Allowance: **None** WF Frontage Ft: **246**
 WF Features: **Dock**
 Shore Line: **Natural**
 Leased Land Fee:

Public Remarks: **246ft of frontage on Lake Muskoka. Idyllic southern exposure. Private level lot in a quiet bay with wide open views. Granite entry steps to front door and lakeside entry. New large wrap around deck. Brand new roofs. Move in ready. 4 bed 2 bath open concept living room wood burning fireplace. Brand new kitchen with all new appliances. The updates are endless. The 2 car detached garage features 2 bedrooms, kitchenette, living space and a bathroom. Desirable location on a year round, municipal road off HWY 169 and only 10 minutes to HWY 400. Close to all amenities in Port Carling and Bala. Come enjoy this piece of paradise as a lakefront cottage or year round home.**

Directions: **Muskoksa Road #169 North Of Bala. Turn Right On Dudley Road. Follow To #1167**

Interior Features

Interior Features: **Carbon Monoxide Detector, Main Floor Laundry, Water Heater Owned, Winterized**
 Basement: **Crawl Space/ None/** Fireplace:
 Heat Primary/Sec: **Forced Air-Propane/ Baseboard**
 HVAC: **Air Conditioner** Foundation: **Concrete Block, Slab**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **South** Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Underground Wiring**
 Topography: **Level, Open space, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt, Shingles** Yr Roof Surface Replaced:
 Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**
 Water Treatment: **Heated Water Line**
 Site Influences: **Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer Light Fixtures**

Exclusions: **All Personal Items, pictures.**

Tax Information

Roll#: **445306001808304** Local Improve Fee/Comments /
 Pin#: **481540265** Zoning: **WR1** Taxes/Year: **\$6,752/ 2019**
 Assessment \$/Year: **\$1,123,000/2019** Survey/Year: **Yes 1979** Survey Type: **Available**
 Legal Description: **PCL 29416 SEC MUSKOKA; PT LT 16 CON C MEDORA; PT BLK C PL M368 MEDORA PT 1 35R6678; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Rooms

Room	Level	Dimensions	Features
Living Room	M	23'4"x14'	
Kitchen /Dining Room	M	26'x15'4"	
Laundry Room	M	9'11"x11'2"	
Bathroom	M	7'11"x7'2"	3-Piece
Bedroom	M	9'10"x9'1"	
Bedroom	M	13'x11'5"	
Bathroom	M	9'10"x9'1"	4-Piece
Master Bedroom	M	13'7"x18'4"	
Bedroom	M	12'7"x10'11"	

Prepared By: OFFICE ADMINISTRATION , .

Client Full Report

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