

Cross Property Client Full

59 IS MAZENGAH

Port Carling, ON POB 1J0

District of Muskoka/ Muskoka Lakes/ Medora

Residential/ Single Family/ For Sale Price: \$795,000.00
Active



MLS@#: **198451**
 List Date: **27-May-2019** Bedrooms (AG/BG): **0 (0/ 0)**
 Bathrooms (F/H): **0 (0/ 0)**
 Type: **Detached**
 Style: **2 Storey, Other**
 Sqft Above Grade: **1,128** Sqft Below Grade: **0**
 Sq Ft Finished: **1,128** Sq Ft. Unfinished:
 Sq Ft Source: **LBO provided**
 New Construction: **No** # Rooms: **2**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **South** Year Built/Desc: **/ Unknown**
 Lot Front: **245.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/**
 Access: **Boat Access**
 Driveway Spaces/Type: **0/ None/ None**
 Waterfront: **Yes** WF Exposure: **South East**
 WF Type/Name: **Lake/ Rosseau**
 Shore Rd Allowance: **None** WF Frontage Ft: **245**
 WF Features: **Island**
 Shore Line: **Natural**
 Leased Land Fee:

Public Remarks: **Build Your Dream Cottage On Mazengah Island. 245 Ft Lot On Lake Rosseau With South West Exposure. Existing Building On The Property Is Bordered. Please Do Not Enter.**

Directions: **Wallace Marine to Mazengah Island #59**

Interior Features: **None**
 Basement: **None/ None/**
 Heat Primary/Sec: **None/**
 HVAC: **None**
 Under Contract/Rental Items: **None**

Interior Features

Fireplace:

Foundation: **Piers**

Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure:
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Electricity**
 Topography: **Flat**
 Roofing: **Asphalt**
 Water/Supply Type: **None/**
 Site Influences: **None**

Pool: **None**

Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **None**

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **None**

Tax Information

Roll#: **445304002601400** Local Improve Fee/Comments /
 Pin#: **481480349** Zoning: **WR1** Taxes/Year: **\$2,886/ 2018**
 Assessment \$/Year: **\$480,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 5 PL 11 MEDORA PT 2 35R8050; MUSKOKA LAKES**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	24'x26'	
Recreation Room	M	12'x27'	

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

Client Full Report

Date Printed: 05/29/2019

Prepared By: OFFICE ADMINISTRATION , .

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

All data is subject to Errors, Omissions or Revisions and is not warranted. 05/29/2019 04:40:59 PM