

Cross Property Full

Listing

LOT 5 BADGEROW ISLAND

Land/ Residential Building Lot/ For Sale Price: \$839,000.00

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

Active



MLS®#: **192388**
List Date: **01-May-2019** Bedrooms (AG/BG): (+)
DOM: **6** Bathrooms (F/H): **0 (/)**
Conditions of Sale:
Sq Ft Finished
Sq Ft Unfinished
Title/Ownership: **Freehold** Recreational: **Yes**
Fronting On: **West** Year Built/Desc: /
Lot Front: **189.99** Lot Depth:
Road Access Fee: Lot Size/Acres: **Under .5 Acre/ 1.94**
Access: **Boat Access**
Waterfront: **Yes** WF Exposure: **West**
WF Type/Name: **Lake/ Joseph** WF Frontage Ft: **189**
Shore Rd Allowance: **None**
WF Features: **Island**
Shore Line: **Deep, Natural , Rocky**
Leased Land Fee:

Public Remarks: **Make This Piece Of Land On Badgerow Island Your Cottage Dream Getaway. 190 Feet Of Frontage On Lake Joseph!**

Directions: **Foots Bay Marina To Badgerow Island**

Exterior Features

Restrictions: **Easement**
Services: **None**
Topography: **Rocky, Sloping** Alternative Power:
Water/Supply Type: **None/** Sewage: **None**
Site Influences **Lake Access**

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **None**

Land

Total: **1.94** Rented:
Clear: Tiled-System: Soil Test/Date: /
Development Charges: **Yes**

Tax Information

Roll#: **445304002501000** Local Improve Fee/Comments /
Pin#: **481440155** Zoning: **WR1** Taxes/Year: **\$0/ 2018**
Assessment \$/Year: **\$410,000/2016** Survey/Year: **No** Survey Type:
Legal Description: **PT LT 5 PL 35 MEDORA AS IN DM285115; MUSKOKA LAKES**

REALTOR® Information

Private Remarks **Seller Is A Registered Real Estate Broker HST Is Not Included In The Purchase Price**

Show Instructions: **TLBO (List Brokerage)** Possession: **Flexible**
Commission: **2.5** Occupancy: **Owner**
Int Bearing Trust Acct: **IB** SPIS Schedule: Sign: **No** Arranged/Altered Contract **Yes**
Lockbox: **None** Contact Expired: **No**
Commence Date: **01-May-2019** Expire Date: **08-Nov-2019** CDOM: **6**
Seller Name: **Michael O'Sullivan**

ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY

List Brokerage 1: **BROKERAGE-PORT CARLIN** L/BR Phone:
List Salesperson 1: **BOB CLARKE, Salesperson** L/SP Phone: **(416) 209-1820**
Email: **bob@mymuskokacottages.com** L/SP Cell: **(416) 209-1820**
L/SP Fax: **(705) 986-0164** Brokerage Web:

Prepared By: **OFFICE ADMINISTRATION , .** Full Report Date Printed: **05/07/2019**
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