

Cross Property Client Full

1848 MORTIMERS POINT ROAD

Port Carling, ON P0B 1J0

District of Muskoka/ Muskoka Lakes/ Medora

Residential/ Single Family/ For Sale

Price: \$5,295,000.00

Active



MLS®#: **200932**
 List Date: **16-Jun-2019** Bedrooms (AG/BG): **6 (6/ 0)**
 Bathrooms (F/H): **6 (5/ 1)**

Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **6,261** Sqft Below Grade: **0**
 Sq Ft Finished: **6,261** Sq Ft. Unfinished
 Sq Ft Source: **Builder Floor Plan(s)**
 New Construction: **No** # Rooms: **25**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **South** Year Built/Desc: **2006/ Owner**
 Lot Front: **300.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/ 2.26**
 Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **10/ Outside/Surface/Open/ Gravel**
 Waterfront: **Yes** WF Exposure: **South West**
 WF Type/Name: **Lake/ Muskoka**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **300**
 WF Buildings: **Boathouse-Double Slips, With Accommodation Above**
 WF Features: **Dock**
 Shore Line: **Natural**
 Leased Land Fee:

Public Remarks: **Incredible, south facing, 300ft of frontage on Lake Muskoka. Impeccably maintained. Amazing vaulted ceiling great room with a beautiful stone fireplace. Lovely deck off the Muskoka Room and dining room. Walkout lower level with the lake at your doorstep. Double slip boathouse with living quarters above and a spacious sundeck. Gorgeous landscaping throughout, granite pathways, sitting area and fire pit down by the water. Luxury finishes throughout. Ideal location minutes from Port Carling. Easy access from HWY 169 and the 400. This is one not to be missed.**

Directions: **HWY 169 to Mortimers Pont Rd to #1848.**

Interior Features

Interior Features: **Main Floor Laundry, Winterized**
 Basement: **Full/ Fully Finished/** Fireplace: **Natural Gas, Wood**
 Heat Primary/Sec: **Forced Air-Propane/ In-Floor**
 HVAC: **Air Conditioner, Central Air** Foundation: **ICF**
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection**
 Topography: **Sloping** Alternative Power: **Generator-wired**
 Roofing: **Cedar, Shake** Yr Roof Surface Replaced:
 Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**
 Site Influences: **Water View**

Inclusions/Exclusions

Inclusions: **Other All appliances and window coverings.**

Exclusions: **All Personal Items**

Tax Information

Roll#: **445304002306102** Local Improve Fee/Comments /
 Pin#: **481560313** Zoning: **WR1** Taxes/Year: **\$22,975/ 2018**
 Assessment \$/Year: **\$3,903,000/2016** Survey/Year: **Yes 2002** Survey Type: **Available**
 Legal Description: **PT LT 27 CON D MEDORA PT 8, 9, 12 35R19595; S/T & T/W DM351224; MUSKOKA LAKES**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	17'x15'	
Dining Room	M	14'x17'	
Muskoka Room	M	17'x20'	
Great Room	M	23'x31'	
Foyer	M	13'6"x11'4"	

Master Bedroom	M	15'6"x2'8"	
Pantry	M	15'x5'	
Sitting Room	M	15'x15'	
Ensuite	M		5+ Piece
Bathroom	M		2-Piece
Recreation Room	LAG	28'x32'	
Laundry Room	LAG	8'10"x11'5"	
Utility	LAG	12'x9'4"	
Bedroom	LAG	13'x15'	
Ensuite	LAG		4-Piece
Bedroom	LAG	10'x11'	
Ensuite	LAG		4-Piece
Storage Room	LAG	6'x15'	
Bedroom	LAG	11'9"x13'	
Bathroom	LAG		4-Piece
Foyer	LAG	15'x11'6"	
Bedroom	LAG	11'10"x15'5"	
Loft	2	17'x14'	
Bedroom	2	15'x19'	
Ensuite	2		3-Piece

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Client Full Report

Date Printed: 06/17/2019

Prepared By: OFFICE ADMINISTRATION , .

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