

Cross Property Full



74 CROSSLEY ROAD

Residential/ Single Family/ For Sale

Price:
\$3,695,000.00

Parry Sound, ON POC 1J0

Active

District of Parry Sound/ Rural Parry Sound/ Seguin (Parry Sound)



MLS#: **251260**
 List Date: **19-Mar-2020**
 DOM: **90**
 Conditions of Sale:
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **2,000**
 Sq Ft Finished: **2,700**
 Sq Ft Source: **LBO provided**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **None**
 Lot Front: **216.99**
 Road Access Fee:
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **2.0/ Attached**
 Driveway Spaces/Type: **2/ Private Single Wide/ Asphalt**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ Rosseau**
 Shore Rd Allowance: **None**
 WF Buildings: **Boathouse-Double Slips**
 WF Features: **Dock**
 Shore Line: **Clean, Deep, Sandy**
 Leased Land Fee:

Bedrooms (AG/BG): **3 (3+ 0)**
 Bathrooms (F/H): **3 (2/ 1)**
 Sqft Below Grade: **700**
 Sq Ft Unfinished
 # Rooms: **13**
 Recreational: **Yes**
 Year Built/Desc: **1995/ Unknown**
 Lot Depth:
 Lot Size/Acres: **1-2.99 Acres/**

Public Remarks: Beautiful, private executive cottage with wide open lake views over Lake Rosseau. Bright 2 bedroom boathouse with lovely kitchen and living areas complete with fireplace. Heated floors in the main upper bath and Muskoka room. Year round access off township maintained road, resurfaced paved driveway and detached 2 car garage. Child friendly waterfront including both shallow and deep water, hard packed sand and separate sitting dock. Landscaping includes paths, granite stairs, fire pit, security system, generator, irrigation system. Boathouse is fully winterized and the generator is equipped with alarm monitor.

Directions: District Road 7 to Burgess Road to Crossley Road to #74

Interior Features

Interior Features: **Alarm System, Built-In Appliances, Central Vacuum**
 Basement: **Full/ Fully Finished/**
 Heat Primary/Sec: **Propane/ Fireplace-Propane, Forced Air-Propane, Radiant**
 HVAC: **Air Exchanger**
 Under Contract/Rental Items: **Propane Tank, Security System**
 Foundation: **Poured Concrete**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Exterior Finish: **Concrete Poured, Wood**
 Restrictions: **None**
 Services: **Electricity, Telephone**
 Topography: **Sloping, Wooded/ Treed**
 Roofing: **Shake**
 Water/Supply Type: **Well/ Drilled Well**
 Site Influences: **Water View**
 Exposure:
 Pool: **None**
 Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Other**

Exclusions: **N/A**

Tax Information

Roll#: **490301000109464**
 Pin#: **522000033**
 Assessment \$/Year: **\$2,428,000/ 2016**
 Legal Description: **PCL 23980 SEC SS; LT 8 PL 42M565; SEGUIN**
 Local Improve Fee/Comments /
 Zoning: **WR1**
 Survey/Year: **No**
 Taxes/Year: **\$7,500/ 2019**
 Survey Type: **None**

REALTOR® Information

Private Remarks All showings will be conducted in proper protocol of Covid-19 procedures. Please see attached Schedule-B for reference. Any questions, please contact John Matthews @ 705-794-4590

Show Instructions: **TLBO (List Brokerage)**
 Commission: **2.5**
 Occupancy: **Owner**
 Int Bearing Trust Acct: **NIB**
 Lockbox: **Mechanical**
 Commence Date: **19-Mar-2020**
 Seller Name: **Lornie Newton & Julie Newton**
 SPIS Schedule:
 SPIS: **Yes**
 Sign:
 Arranged/Altered Contract **No**
 Contact Expired: **No**
 CDOM: **90**

List Brokerage 1: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REA**
 List Salesperson 1: **BOB CLARKE, Salesperson**
 Email: **bob@my Muskoka cottages.com**
 L/SP Fax: **(705) 986-0164**

L/BR Phone: **(705) 765-1820**
 L/SP Phone: **(705) 765-1820**
 L/SP Cell: **(416) 209-1820**

Brokerage Web:

Rooms

Room	Level	Dimensions	Features
Living Room	M	15'x18'	

Dining Room	M	13'x16'	
Kitchen	M	12'x20'	
Master Bedroom	M	11'6"x13'6"	5+ Piece
Foyer	M	5'4"x12'0"	
Other	M	15'x18'	
Bedroom	LAG	10'x11'	
Family Room	LAG	14'x17'	
Den	LAG	11'x13'	
Ensuite	M		5+ Piece
Bathroom	M		2-Piece
Bathroom	LAG		3-Piece
Bedroom	M	12'x12'	

Prepared By: BROKERAGE STAFF - ALYSSA
BARSTAD, .

Full Report

Date Printed: 06/17/2020

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

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