

Cross Property Client Full

1018 SUMMIT ROAD

Muskoka Lakes, ON POC 1M0

District of Muskoka/ Muskoka Lakes/ Wood

Residential/ Single Family/ For Sale

Incomplete/Pending Activation

Price: \$649,000.00



MLS@#: **251232**
 List Date: **19-Mar-2020**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **1 (1/ 0)**
 Type: **Detached**
 Style: **Bungalow Raised**
 Sqft Above Grade: **1,520**
 Sq Ft Finished: **1,520**
 Sq Ft Source: **LBO provided**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **139.00**
 Road Access Fee:
 Access: **Year Round**
 Driveway Spaces/Type: **6/ Outside/Surface/Open/ Gravel**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ Nine Mile**
 Shore Rd Allowance: **Not Owned**
 WF Features: **Dock**
 Shore Line: **Natural**
 Leased Land Fee:
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **1 (1/ 0)**
 Sqft Below Grade: **0**
 Sq Ft. Unfinished
 # Rooms: **8**
 Recreational: **Yes**
 Year Built/Desc: **0/ Owner**
 Lot Depth:
 Lot Size/Acres: **0.5-0.99**
 Acres/ **0.77**
 WF Exposure: **South West**
 WF Frontage Ft: **100**
 Plumbing Age:

Public Remarks: Cute and charming on 9 Mile lake. 3 bedroom/1 bathroom, three season cottage ready to be enjoyed by a new family. Well maintained and cared for over the years. Additional storage space can be found behind the cottage and on the way down to the dock. Ideal southwest exposure to capture endless summer sunsets. Get in and enjoy this piece of paradise before the season ends.

Directions: HWY 169, right on Southwood Road, continue on 9 Mile Lake Rd to #1018 on your right.

Interior Features

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

Fireplace: **Wood Stove**
 Foundation: **Concrete Block, Piers**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Exterior Finish: **Vinyl Siding, Wood**
 Services: **Cell Service, Electricity**
 Topography: **Wooded/Treed**
 Roofing: **Asphalt**
 Water/Supply Type: **Other/ Lake/River**
 Site Influences: **Water View**

Exposure: **South West** Pool: **None**

Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Other**

Tax Information

Roll#: **445308000906700**
 Pin#: **480240078**
 Assessment \$/Year: **\$279,000/2019**
 Legal Description: **PCL 14821 SEC MUSKOKA; LT 4 PL M291 WOOD; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Local Improve Fee/Comments /
 Zoning: **WR1**
 Survey/Year: **No 1957**

Taxes/Year: **\$1,653/ 2019**
 Survey Type: **Available**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	12'3"x9'3"	
Dining Room	M	9'3"x15'6"	
Living Room	M	18'6"x18'6"	
Bedroom	M	9'x10'	
Bedroom	M	8'1"x9'5"	
Sitting Room	M	7'8"x14'4"	

Bedroom M 8'1"x9'5"

Bathroom M 3-Piece

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

Client Full Report

Date Printed: 03/20/2020

Prepared By: BROKERAGE STAFF - ALYSSA BARSTAD, .

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