

Cross Property Full

 Listing

1011 MARQUIS LANE

Residential/ Single Family/ For Sale

**Price:
\$7,495,000.00**

**Port Carling, ON POB 1L0
District of Muskoka/ Muskoka Lakes/ Medora**

Active



MLS@#: **251245**
 List Date: **19-Mar-2020** Bedrooms (AG/BG): **5 (5+ 0)**
 DOM: **90** Bathrooms (F/H): **5 (5/ 0)**
 Conditions of Sale:
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **5,300** Sqft Below Grade: **0**
 Sq Ft Finished: **5,300** Sq Ft Unfinished:
 Sq Ft Source: **Builder Floor Plan(s)**
 New Construction: **Yes** # Rooms: **20**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **West** Year Built/Desc: **2019/ Completed / New**
 Lot Front: **304.99** Lot Depth:
 Road Access Fee: Lot Size/Acres: **3-9.99 Acres/**
 Access: **Municipal road**
 Driveway Spaces/Type: **8/ Private Single Wide/ Gravel**
 Waterfront: **Yes** WF Exposure: **West**
 WF Type/Name: **Lake/ Muskoka**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **305**
 WF Buildings: **Boathouse-Double Slips**
 WF Features: **Dock**
 Shore Line: **Natural**
 Leased Land Fee:

Public Remarks: Welcome To Buttler Bay On Lake Muskoka. This Brand New Custom Built Home Offers 5300 sq ft Of Living Space With 5 Bedrooms And 7 Bathrooms. The Home Boasts All The Modern Luxuries And Amenities. Just Minutes Away From Port Carling. Take In The Westerly Views Over This 7.3 Acre Property With 305' Of Frontage. Currently, The 2-Slip Boathouse Is Being Built And Will Offer Both Upper And Lower Entertaining Lounges With Natural Touches To Compliment The Surrounding Nature Terrain And Gorgeous Landscaping.

Directions: 118W To Scarcliffe Road, First Right On Marquis Lane, First Driveway On Your Left

Interior Features

Interior Features: **Alarm System, Bar Fridge, Carbon Monoxide Detector, Gas Stove(s), Main Floor Laundry, Wet Bar, Winterized**
 Basement: **Full/ Fully Finished/ Walk-Out** Fireplace:
 Heat Primary/Sec: **Forced Air-Propane/ Radiant**
Air Cleaner, Air Conditioner, Air
 HVAC: **Exchanger, Central Air, Duct Work, HRV** Foundation: **Concrete Block**
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Stone, Wood**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup**
 Topography: **Terraced** Alternative Power:
 Roofing: **Metal** Yr Roof Surface Replaced:
 Water/Supply Type: **Well/ Lake/River** Sewage: **Septic**
 Water Treatment: **Sediment Filter, UV System, Water Purification, Water Softener, Water System**
 Site Influences: **Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Wine Cooler**

Exclusions: **N/A**

Tax Information

Roll#: **445309001406900** Local Improve Fee/Comments /
 Pin#: **481590016** Zoning: **WR1** Taxes/Year: **\$0/ 2019**
 Assessment \$/Year: **\$1,181,000/2016** Survey/Year: **Yes 2017** Survey Type: **Available**
 Legal Description: **Please see attachment**

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)** Possession:
 Commission: **2.5**
 Occupancy: **Owner**
 Int Bearing Trust Acct: **NIB** SPIS Schedule: SPIS: Arranged/Altered Contract **No**
 Lockbox: **None** Sign: **Yes** Contact Expired: **No**
 Commence Date: **19-Mar-2020** Expire Date: **10-Nov-2020** CDOM: **90**
 Seller Name: **Devin DeGroot**

List Brokerage 1: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REA** L/BR Phone: **(705) 765-1820**
 List Salesperson 1: **BOB CLARKE, Salesperson** L/SP Phone: **(705) 765-1820**
 Email: **bob@my Muskoka Cottages.com** L/SP Cell: **(416) 209-1820**
 L/SP Fax: **(705) 986-0164** Brokerage Web:

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Great Room	M	21'6"x24'	Fireplace
Kitchen	M	16'x91'6"	
Dining Room	M	9'6"x14'	
Muskoka Room	M	17'4"x26'	Fireplace
Office	M	9'9"x10'2"	
Master Bedroom	M	12'5"x16'	5+ Piece, Walk-in Closet
Bedroom	LAG	16'6"x17'	5+ Piece, Walk-in Closet
Bedroom	LAG	11'9"x11'9"	3-Piece
Bedroom	LAG	11'2"x16'	4-Piece, Semi-Ensuite (walk thru)
Bedroom	LAG	11'10"x16'	4-Piece, Semi-Ensuite (walk thru), Walk-in Closet
Family Room	LAG	22'7"x24'	Fireplace
Recreation Room	M	10'2"x10'2"	
Laundry Room	M	8'x11'	
Utility	LAG	7'8"x8'	
Utility	LAG	10'x9'10"	
Bathroom	M		5+ Piece
Bathroom	LAG		5+ Piece
Bathroom	LAG		3-Piece
Bathroom	LAG		4-Piece
Bathroom	LAG		4-Piece

Prepared By: BROKERAGE STAFF - ALYSSA
 BARSTAD, .

Full Report

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

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