

Cross Property Full

 Listing

1725 BRACKENRIG ROAD

Residential/ Single Family/ For Sale

**Price:
\$2,995,000.00**

**Port Carling, ON P0B 1J0
District of Muskoka/ Muskoka Lakes/ Watt**

Active



MLS#: **251179**
 List Date: **19-Mar-2020** Bedrooms (AG/BG): **1 (1+ 0)**
 DOM: **90** Bathrooms (F/H): **1 (1/ 0)**
 Conditions of Sale:
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,232** Sqft Below Grade: **0**
 Sq Ft Finished: **1,232** Sq Ft Unfinished:
 Sq Ft Source: **LBO provided**
 New Construction: **No** # Rooms: **5**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **South** Year Built/Desc: **0/ Unknown**
 Lot Front: **289.99** Lot Depth:
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/ 2.02**
 Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **4/ Outside/Surface/Open/ Gravel**
 Waterfront: **Yes** WF Exposure: **North West**
 WF Type/Name: **Lake/ Rosseau**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **290**
 WF Buildings: **Boathouse-Single Slip**
 WF Features: **Dock**
 Shore Line: **Natural , Rocky**
 Leased Land Fee:

Public Remarks: **290FT frontage on Lake Rosseau. Minutes from Port Carling. One main cottage and four bunkies to house family and friends.**

Directions: **From Hwy 118 to Brakenrig to number 1725**

Interior Features

Interior Features: **None**
 Basement: **None/ None/** Fireplace:
 Heat Primary/Sec: **Baseboard/**
 HVAC: **None** Foundation: **Piers**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **North** Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cell Service, Internet Other, Telephone**
 Topography: **Sloping, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt, Shingles** Yr Roof Surface Replaced:
 Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**
 Site Influences: **Water View**

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **N/A**

Tax Information

Roll#: **445302000909200** Local Improve Fee/Comments /
 Pin#: **481390725** Zoning: **WR1** Taxes/Year: **\$5,706/ 2019**
 Assessment \$/Year: **\$995,000/2016** Survey/Year: **Yes 2011** Survey Type: **Available**
 Legal Description: **PT LT 27 CON 5 WATT PT 1 & 2 35R2845 EXCEPT PT 17 35R23459; T/W DM95913; MUSKOKA LAKES**
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: **No** 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@mymuskokacottages.com** L/SP Cell: **(416) 209-1820**
 L/SP Fax: **(705) 986-0164** Brokerage Web:

Rooms

Room	Level	Dimensions	Features
Kitchen / Dining Room	M	24'x6'	
Living Room	M	16'x16'	
Laundry Room	M	10'x5'6"	
Bedroom	M	14'x15'	

Bathroom M
Prepared By: BROKERAGE STAFF - ALYSSA
BARSTAD, .

4-Piece
Full Report

Date Printed: 06/17/2020

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

All data is subject to Errors, Omissions or Revisions and is not warranted. 06/17/2020 11:21:20 AM