

Cross Property Client Full

1168 MOON RIVER ROAD

Residential/ Single Family/ For Sale

**Price:
\$2,195,000.00**

Bala, ON POC 1A0

Active

District of Muskoka/ Muskoka Lakes/ Wood



MLS@#: **261333**
 List Date: **01-Jun-2020** Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **2 (1/ 1)**

Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **2,500** Sqft Below Grade: **0**
 Sq Ft Finished: **2,500** Sq Ft. Unfinished:
 Sq Ft Source: **LBO provided**
 New Construction: **No** # Rooms: **10**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Year Built/Desc: **/ Completed / New, Unknown**

Fronting On: **North** Lot Depth:
 Lot Front: **350.00** Lot Size/Acres: **3-9.99 Acres/ 3.03**
 Road Access Fee:
 Access: **Year Round**

Garage Spaces/Type: **2.0/ Detached**
 Driveway Spaces/Type: **20/ Outside/Surface/Open, Visitor Parking, Other/ Gravel**

Waterfront: **Yes** WF Exposure: **South West**
 WF Type/Name: **River/ MOON**
 Shore Rd Allowance: **None** WF Frontage Ft: **350**
 WF Features: **Waterfront-Deeded, WF-Travelled Road Between**
 Shore Line: **Natural**
 Leased Land Fee:

Public Remarks: Fantastic opportunity in Bala with access to the Moon River! This 2,500 sqft 3 bed/4 bath cottage shares the property with 7 additional, tastefully decorated cottages, ideal as a family compound or a business opportunity! Enjoy wide open southwest views over the river, with a sand beach and dock across the road. Five minutes to Bala and 15 minutes to Port Carling.

Directions: HIGHWAY 169 TO MOON RIVER RD, FOLLOW TO 1168

Interior Features

Interior Features: **Smoke Detector, Winterized**
 Basement: **Crawl Space/ None/** Fireplace: **Wood**
 Heat Primary/Sec: **Baseboard, Forced Air-Oil, Oil/**
 HVAC: **None** Foundation: **Stone**
 Under Contract \$:
 Under Contract/Rental Items: **None** UFFI: **No** Furnace Age:
 Lease To Own Equip: **Water Filtration System** Oil Tank Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **Easement, Encroachment**
 Services: **Electricity, Internet Other**
 Topography: **Clear View, Flat site** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**
 Water Treatment: **Heated Water Line, Sediment Filter, UV System**
 Exterior Features: **Deck(s), Separate Hydro Meters, Year-Round Living**
 Other Structures: **Additional Residences**
 Site Influences: **Beach, Lake Access, Shopping Nearby**

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **NA**

Tax Information

Roll#: **445307000801500** Local Improve Fee/Comments /
 Pin#: **481530391** Zoning: **WC1** Taxes/Year: **\$4,000/ 2020**
 Assessment \$/Year: **\$712,000/2016** Survey/Year: **Yes 1981** Survey Type: **Boundary Only**
 Legal Description: **PT LT 11 CON D MEDORA PT 1 35R7647; MUSKOKA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room	M	17'x13'	
Dining Room	M	15'x12'	
Kitchen	M	15'x13'	
Family Room	M	15'x13'	
Den	M	17'x7'	
Bathroom	M		2-Piece
Master Bedroom	2	15'x10'	
Bedroom	2	13'x13'	
Bedroom	2	13'x10'	
Bathroom	2		4-Piece

Prepared By: BROKERAGE STAFF - ALYSSA BARSTAD, .

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

All data is subject to Errors, Omissions or Revisions and is not warranted. 06/02/2020 09:39:16 AM