

1168 MOON RIVER Road, Bala, Ontario P0C 1A0

Client Full
Active / Residential

1168 MOON RIVER Rd Bala

MLS® #: 261333
 Price: **\$2,450,000**



**Muskoka/Muskoka Lakes/Wood
 2 Storey/House**

	Beds	Baths	Kitch
Main		1	1
Second	3	3	

Beds: **3 (3 + 0)**
 Baths: **4 (3 + 1)**
 SF Total: **2,500/LBO provided**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,500.00**
 Blw Grade SF: **0.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,187/2019**

Remarks/Directions

Public Rmks: **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**

Common Elements

Exterior

Exterior Feat: **Deck(s), Separate Hydro Meters, Year Round Living**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: Foundation: **Stone**
 Year/Desc/Source: **/Unknown/** Roof: **Asphalt Shingle**
 Property Access: **Year Round Road** Prop Attached: **Detached**
 Other Structures: **Auxiliary Residences** Apx Age:
 Pool Features: **None** Rd Acc Fee:
 Parking Features: **Detached Garage, Gravel Driveway, Outside/Surface/Open, Visitor Parking, Other** Winterized: **Fully Winterized**
 Parking Spaces: Driveway Spaces: **20.0** Carport Sp:
 Garage Sp/Desc: **2 Spaces** Parking Assigned: Sewer: **Septic**
 Services: **Electricity, Internet Other**
 Water Source: **Lake/River, Other** Water Tmnt: **Heated Water Line, Sediment Filter, UV System**
 Lot Size Area/Units: **5.30/Acres** Acres Range: **5-9.99**
 Lot Front (Ft): **350.00** Lot Depth (Ft):
 Area Influences: **Beach, Lake Access, Shopping Nearby** Acres Rent:
 Topography: **Clear View, Flat site** Lot Shape:
 Restrictions: **Easement/Right of Way, Encroachment** Fronting On: **North**
 Exposure:

Interior

Security Feat: **Smoke Detector(s)**
 Basement: **Crawl Space** Basement Fin:
 Cooling: **None**
 Heating: **Baseboard, Oil, Oil Forced Air**
 Fireplace: **/Wood** FP Stove Op:
 Under Contract: **None** Contract Cost/Mo:
 Inclusions: **None**
 Exclusions: **NA**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Legal Desc: **SEE SCHEDULE B**
 Zoning: **WC1** Survey: **/ 1981**
 Assess Val/Year: **\$698,500/2019** Hold Over Days:
 PIN: **481530391** Occupant Type: **Owner**
 ROLL: **445307000801500**

Brokerage Information

List Date: **06/01/2020**
List Brokerage: **[ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REA](#)** 
Source Board: **The Lakelands**

Prepared By: Brokerage Staff - A. Barstaad, Employee

Date Prepared: 04/09/2021

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