

Cross Property Client Full

1523 FISH HATCHERY ROAD #26

Residential/ Single Family/ For Sale

**Price:
\$2,695,000.00**

Utterson, ON POB 1M0

Active

District of Muskoka/ Muskoka Lakes/ Cardwell



MLS#: **252863**
 List Date: **15-Apr-2020** Bedrooms (AG/BG): **3 (3 / 0)**
 Bathrooms (F/H): **0 (0 / 0)**

Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,993** Sqft Below Grade: **504**
 Sq Ft Finished: **2,497** Sq Ft. Unfinished:
 Sq Ft Source: **Builder Floor Plan(s)**
 New Construction: **No** # Rooms: **8**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Year Built/Desc: **0/ Completed / New**

Fronting On: **South** Year Built/Desc: **New**
 Lot Front: **255.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/ 1.45**
 Cross Streets: **141**
 Access: **R.O.W. (Deeded)**
 Driveway Spaces/Type: **4/ Private Triple+ Wide/ Gravel**
 Waterfront: **Yes** WF Exposure: **South East**
 WF Type/Name: **Lake/ SKELETON**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **255**
 WF Features: **Beach**
 Shore Line: **Natural**
 Leased Land Fee:

Public Remarks: Situated close to the water's edge, this magnificent light and bright 2400sqft, 3 bedroom/3 bath newer build boasts board and batten and shiplap detailing throughout and sits on 1.45 acres and 255' of frontage. Enjoy wide southeasterly views down crystal clear Skeleton Lake while sitting on the large 2 slip steel dock or by the cosy fire pit. Master wing is complete with 4pc ensuite and walkout to deck overlooking the lake. Two other bedroom conveniently share a 3pc jack and jill bath. Beautifully landscaped, sand beach, finished basement, double sided stone and glass fireplace, large dining room for entertaining family and friends. The property also has a separately deeded island, Rock Island, which is wonderful for picnics or swims.

Directions: 141 TO FISH HATCHERY RD TO FR# 1523 FOLLOW FR #S TO #26

Interior Features

Interior Features: **Water Heater Owned, Winterized**
 Basement: **Full/ Partially Finished/ Separate Entrance** Fireplace:
 Heat Primary/Sec: **Forced Air-Propane/**
 HVAC: **Air Conditioner, HRV System** Foundation: **Concrete Block**
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **Right-of-Way**
 Services: **Electricity**
 Topography: **Clear View, Flat** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Well/ Bored Well** Sewage: **Septic**
 Water Treatment: **UV System, Water Softener**
 Exterior Features: **Year-Round Living**
 Site Influences: **Water View**

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **N/A**

Tax Information

Roll#: **445301000202300** Local Improve Fee/Comments /
 Pin#: **481320476** Zoning: **SR1** Taxes/Year: **\$5,588/ 2019**
 Assessment \$/Year: **\$971,000/2020** Survey/Year: **Yes 1969** Survey Type: **Boundary Only**
 Legal Description: **See Schedule A**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	31'6"x17'	
Dining Room	M	17'x12'	
Living Room	M	43'x12'	
Master Bedroom	M	15'x13'	
Bedroom	M	13'2"x10'	
Bedroom	M	13'2"x10'	
Foyer	M	10'x7'6"	
Laundry Room	M	8'9"x7'6"	

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Client Full Report

Date Printed: 05/01/2020

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