

Cross Property Client Full

1523 FISH HATCHERY ROAD #28

Residential/ Single Family/ For Sale

**Price:
\$1,395,000.00**

Utterson, ON POB 1M0

Active

District of Muskoka/ Muskoka Lakes/ Cardwell



MLS#: **252867**
 List Date: **15-Apr-2020** Bedrooms (AG/BG): **1 (1 / 0)**
 Bathrooms (F/H): **2 (2 / 0)**

Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,106** Sqft Below Grade: **0**
 Sq Ft Finished: **1,106** 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:
 Lot Front: **118.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/**
 Access: **R.O.W. (Deeded)**
 Driveway Spaces/Type: **3/ Private Single Wide/ Asphalt**
 Waterfront: **Yes** WF Exposure: **South East**
 WF Type/Name: **Lake/ SKELETON**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **118**
 WF Features: **Beach, Dock**
 Shore Line: **Clean, Natural**
 Leased Land Fee:

Public Remarks: This cosy newer 1,106 sqft two bedroom, 2 four-piece bath cottage can sleep 4, while the 700 sqft sleeping cabin has room for an additional 8 people to sleep. Shiplap detailing throughout and situated close to the water's edge the buildings sit on 0.806 acres and 118' of frontage. Take in views down Skeleton Lake while sitting by the lakeside fire pit or one of two covered porches that are off of the two bedrooms at the main cottage. A wonderful place for family and friends to gather.

Directions: HWY 141 TO FISH HATCHERY RD TO 1523, FOLLOW FR # SIGNS TO #28

Interior Features

Interior Features: **Cathedral Ceiling, Smoke Detector, Water Heater Owned**
 Basement: **Crawl Space/ None/** Fireplace:
 Heat Primary/Sec: **Forced Air-Propane/**
 HVAC: **Air Conditioner** Foundation: **Concrete Block**
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **South East** Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **Easement**
 Services: **Electricity, Internet Other**
 Topography: **Sloping** Alternative Power: **Generator-wired**
 Roofing: **Shingles** Yr Roof Surface Replaced:
 Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**
 Other Structures: **Bunkhouse**
 Site Influences: **Water View**

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **PROPANE TANK RENTED**

Tax Information

Roll#: **445301000202401** Local Improve Fee/Comments /
 Pin#: **481320477** Zoning: **SRD1** Taxes/Year: **\$3,321/ 2019**
 Assessment \$/Year: **\$575,000/2020** Survey/Year: **Yes 1969** Survey Type: **Boundary Only**
 Legal Description: **PT LT 6, PLAN M85, CARDWELL, PT 5, BR1615, PT RADAL IN FRONT OF LT 12, CON 1, CARDWELL, CLOSED BY MT 166064, PT 9, 35R24992 TOWNSHIP OF MUSKOKA LAKES**

Rooms

Room	Level	Dimensions	Features
Sitting Room	M	9'x19'	
Kitchen	M	7'9"x19'	
Living Room	M	14'x22'	
Bedroom	M	14'x22'	
Porch	M	6'x14'	
Porch	M	6'x14'	
Bathroom	M		4-Piece
Bathroom	M		4-Piece

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

Client Full Report

Date Printed: 05/11/2020

Prepared By: **BROKERAGE STAFF - ALYSSA BARSTAD, .**

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