

25 OUNO Island, Port Carling, Ontario P0B 1J0

Client Full
Active / Residential

[25 OUNO II Port Carling](#)

MLS®#: 280385
Price: \$2,495,000



Muskoka/Muskoka Lakes/Medora BungalowHouse

Water Body: Rosseau
Type of Water: Lake

	Beds	Baths	Kitch
Main	4	2	1

Beds: 4 (4 + 0)
Baths: 2 (2 + 0)
SF Total: 2,606/Owner
SF Range: 2001 to 3000
Abv Grade Fin SF: 2,606.00/Owner
Blw Grade SF: 0.00
Common Interest: Freehold/None
Tax Amt/Yr: \$6,365/2020

Remarks/Directions

Public Rmks: Welcome to 25 Ouno Island! This 2 acre property includes a lovely 4 bed-den/ 2 bath, 2,600 sqft cottage with boathouse and storage sheds. The inviting 4-season Muskoka room is perfect for dining and entertaining, or read a book while relaxing in the screened porch. This lovely cottage sits close to the water, level lot complete with sandy beach entry and deeper water off the end of the dock makes this property perfect for the whole family. Large dock with 2 boat slips and single slip boathouse perfect taking in stunning sunset views over Lake Rosseau. Minutes away to marina docking and close proximity to restaurants and amenities.

Directions: Closest access to Ouno Island. Current owners utilize SWS Marina for parking at boat slip.
Common Elements

Water

Features: **Water Access**
Dock Type: **Public Docking**
Shoreline: **Clean, Deep**
Shore Rd Allow: **None**
Channel Name:
Boat House: **Boathouse-Single Slip, Boathouse-Double Slips**
Frontage: **270.00**
Exposure:
Island Y/N: **Yes**

Exterior

Construct. Material: **Wood**
Roof/Year: **Asphalt Shingle/** Foundation: **Concrete Block, Piers** Prop Attached: **Detached**
Year/Desc/Source: **1984/Completed / New/Owner**
Property Access: **Boat Access**
Other Structures: **Shed**
Pool Features: **None**
Parking Features: **None**
Parking Spaces: Driveway Spaces: **0** Carport Sp:
Garage Sp/Desc: Sewer: **Septic**
Services: **Cell Service, Electricity, Internet Other**
Water Source: **Lake/River, Other** Water Trmt: **UV System, Water Purification**
Lot Size: **2.03** Acres Range: **2-4.99** Acres Rent:
Lot Front: **270.00** Lot Depth: **303.00**
Lot Irregularities: Lot Shape: **Irregular** Land Lse Fee:
Area Influences: **Marina, Shopping Nearby** Fronting On: **West**
Topography: **Level**
Restrictions: **Easement**

Interior

Interior Feat: **Built-In Appliances, Water Heater Owned**
Basement: **None**
Cooling: **None**
Heating: **Baseboard**
Under Contract: **Internet** Contract Cost/Mo:
Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**
Exclusions: **Furniture**
Furnace Age: Tank Age: UFFI: **No**

Brokerage Information

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLIN](#)

Source Board:  **The Lakelands**

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