

1029 ROBERTS BAY Road, Muskoka Lakes, Ontario P0B 1J0

Client Full
Active / Residential

1029 ROBERTS BAY Rd Muskoka Lakes

MLS® #: **40024278**
 Price: **\$2,749,900**



Muskoka/Muskoka Lakes/Medora
1.5 Storey/House



Water Body: **Joseph Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	1	1	
Main		1	1
Second	3	2	

Beds: **4 (3 + 1)**
 Baths: **4 (3 + 1)**
 SF Total: **3,001/LBO provided**
 SF Range: **3001 to 4000**
 Abv Grade Fin SF: **3,001.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,310/2020**

Remarks/Directions

Public Rmks: **Welcome to Roberts Bay on Lake Joseph! Desirable location just south of Foot's Bay. Less than 2 hours from Toronto. This 5 bedroom/ 4 bath cottage features a level child friendly north facing lot with shallow sand entry and deeper water off the dock. It is perfect for entertaining and features a fire pit, hot tub, screen porch and large ample principal rooms. Lower level walk out, fourth floor loft bedroom and a 8'x11' storage building complete this property. Just 10 minutes to Port Carling and 15 minutes to Bala, close to Highway 400, shopping restaurants and golfing.**

Directions: **Highway 169 to Hamill's Point Road, First right on Roberts Bay Road to #1029 on the left.**

Common Elements

Waterfront

Features: **Beach Front**
 Dock Type: **None**
 Shoreline: **Clean, Natural, Shallow**
 Shore Rd Allow: **None**
 Boat House:
 Frontage: **130.00**
 Exposure:

Exterior

Construct. Material: **Stone, Wood**
 Shingles Replaced:
 Year/Desc/Source: **//Other**
 Parking Features: **Private Single Driveway**
 Garage Sp/Desc:
 Water Source: **Lake/River**
 Lot Size: **1.32**
 Lot Front: **122.00**
 Area Influences: **Golf, Shopping Nearby**
 Foundation: **Concrete Block**
 Water Tmnt:
 Acres Range: **0.50-1.99**
 Lot Depth:
 Roof: **Shingles**
 Prop Attached: **Detached**
 Apx Age: **Unknown**
 Sewer: **Septic**
 Acres Rent:

Interior

Interior Feat: **Central Vacuum, Winterized**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement, Fully Finished, Walk-Out**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Microwave, Smoke Detector, Stove**

Property Information

Common Elem Fee: **No**
 Legal Desc: **See Schedule B**
 Zoning: **WR4**
 Assess Val/Year: **\$896,000/2016**
 PIN:
 ROLL: **445304000501900**
 Possession/Date: **Flexible/**
 Local Improvements Fee:
 Survey: **Available/ 1978**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit:

Brokerage Information

List Date: **09/21/2020**

List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLIN**

Source Board: ** The Lakelands**

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

Date Prepared: 09/30/2020

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