

2-4002 MUSKOKA ROAD 169 Highway, Port Carling, Ontario P0B 1J0

Client Full

2-4002 MUSKOKA ROAD 169 Hw Port Carling

MLS® #: 40018141

Active / Residential

Price: **\$1,595,000**



Muskoka/Muskoka Lakes/Medora Bungalow/House



Water Body: **Butterfly Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	2	2	
Main	1	2	1

Beds: **3 (1 + 2)**
Baths: **4 (3 + 1)**
SF Total: **2,400/Plans**
SF Range: **2001 to 3000**
Abv Grade Fin SF: **1,200.00/Plans**
Blw Grade SF: **1,200.00/Plans**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,235/2020**

Remarks/Directions

Public Rmks: **This 3 bed/ 3.5 bath year round cottage or home sits on 1 acre with 245 ft of frontage on beautiful Butterfly Lake. Bright and spacious, this home features floor to ceiling windows and cathedral ceilings which allow for expansive easterly lake views. Enjoy evenings spent in the Muskoka Room or cozied around the lakeside fire pit. Walking distance to Glen Orchard General Store and 5 minutes to Port Carling, you're never far from amenities. This newer build is a must see!**

Directions: **Follow Muskoka District Rd 169 to 4002-2.**

Common Elements

Water

Features: **Beach Front**
Dock Type: **Private Docking**
Shoreline: **Natural, Shallow, Soft Bottom**
Shore Rd Allow: **None**
Boat House:
Frontage: **245.00**
Exposure: **East**

Exterior

Exterior Feat: **Hot Tub, Year Round Living**
Construct. Material: **Wood**
Shingles Replaced:
Year/Desc/Source: **2018//Owner**
Parking Features: **Private Single Driveway**
Parking Spaces:
Garage Sp/Desc:
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet**
Water Source: **Lake/River**
Lot Size: **1.00**
Lot Front: **245.00**
Area Influences: **Highway Access, Lake Access, School Bus Route, Schools, Shopping Nearby**
Foundation: **ICF**
Driveway Spaces: **6**
Water Trmnt: **UV System**
Acres Range: **0.50-1.99**
Lot Depth:
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **0-5 Years**
Carport Sp:
Sewer: **Septic**
Acres Rent:

Interior

Interior Feat: **Bar Fridge, Water Heater Owned**
Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
Basement: **Full Basement, Fully Finished**
Cooling: **Central Air**
Heating: **Propane**
Inclusions: **Dishwasher, Dryer, Freezer, Hot Water Tank Owned, Refrigerator, Stove, Washer, Wine Cooler**

Brokerage Information

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: 09/09/2020

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

