7 SILVER POINT Road Unit #2, Parry Sound Muskoka, Ontario P2A 2W8

Client Full

7 SILVER POINT Rd #2 Parry Sound Muskoka

MLS®#: 40022881

Active / Residential

Price: **$425,000**

Parry Sound/Seguin/Humphrey
1 Storey/Apt/House

Water Body: **Silver Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	**2**	**1**	**1**

Beds:	**2** (**2** + **0**)
Baths:	**1** (**1** + **0**)
SF Total:	**875/LBO provided**
SF Range:	**501 to 1000**
Abv Grade Fin SF:	**875.00/LBO provided**
Common Interest:	**Stock Cooperative**
Tax Amt/Yr:	**$5,477/2020**
Condo Fee/Freq:	**/Monthly**
Addl Monthly Fees:	**$450.00**

Remarks/Directions

Public Rmks: **Maintenance free and easy cottage living in Muskoka! Experience life at Silver Lake Resort. A 1/10th ownership in this popular cottage resort provides excellent rental/ income potential or entry level cottage ownership on desirable Silver Lake. Use as your own personal get away or rent out selected weeks to minimize ownership costs. This unit was built in 2013 and offers unobstructed views of the lake.**

Directions: **400 North to Lake Joe Road. Lake Joe Road to Silver Pt Rd, Follow to Unit #2**

Common Elements

Assoc Fees: **/Monthly**
Assoc Fee Incl: **Ground Maintenance/Landscaping**
Pets Allowed:
Locker:

Water

Features: **Beach Front**
Dock Features: **Boat Launch**
Dock Type: **Private Docking**
Shoreline: **Natural, Sandy**
Shore Rd Allow: **None**
Boat House:
Frontage: **1020.00**
Exposure: **East, South**

Exterior

Exterior Feat: **Patio(s), Porch, Separate Hydro Meters**
Construct. Material: **Shingle, Vinyl Siding**
Roof: **Asphalt Shingle**
Shingles Replaced: **2013**
Foundation: **Piers**
Prop Attached: **Detached**
Year/Desc/Source: //**Owner**
Apx Age: **6-15 Years**
Pool Features: **None**
Parking Features: **Gravel Driveway, Mutual/Shared Driveway**
Parking Spaces:
Driveway Spaces: **1**
Carport Sp:
Garage Sp/Desc:
Sewer: **Septic**
Water Source: **Drilled Well**
Water Tmnt: **Sediment Filter**
Lot Size: **4.12**
Acres Range: **2-4.99**
Acres Rent:
Lot Front: **1,020.00**
Lot Depth:
Lot Irregularities:
Lot Shape: **Irregular**
Land Lse Fee:
Area Influences: **Airport, Beach, Golf, Lake Access, Landscaped, Major Highway, Marina**
Topography: **Flat**
Fronting On:

Interior

Interior Feat: **Winterized**
Basement: **None**
Cooling: **Ductless, Wall Unit**
Heating: **Baseboard**
Fireplace: **/Electric**
FP Stove Op:
Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Refrigerator, Stove**
Furnace Age:
Tank Age:
UFFI: **No**

Property Information

Common Elem Fee: **Yes**
Local Improvements Fee:
Legal Desc: **PCL 16290 SEC SS; PT BROKEN LT 34 CON 8 HUMPHREY PT 1, 2 PSR2239 EXCEPT PT 1 42R2733 T/W PT 1**

	42R2733 AS IN LT108636; SEGUIN		
Zoning:	**RDU**	Survey:	/
Assess Val/Year:	**$1,090,000/2020**	Hold Over Days:	
PIN:	**521930037**	Occupant Type:	**Owner**
ROLL:	**490301000610600**		
Possession/Date:	**Flexible**/	Deposit:	

Brokerage Information

List Date:	**09/18/2020**
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: 09/18/2020

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