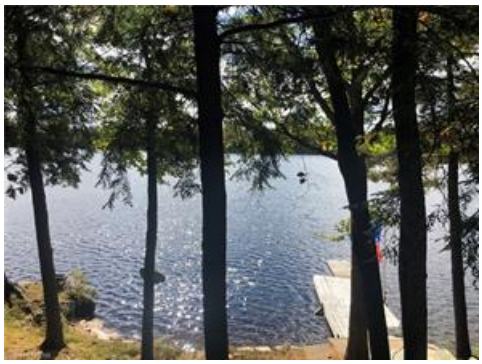
1073 EAST BLACK LAKE Road, Torrance, Ontario P0C 1M0

Client Full
Active / Residential

1073 EAST BLACK LAKE Rd Torrance

MLS®#: 40028222
Price: **$599,000**



Muskoka/Muskoka Lakes/zz-Muskoka Lakes
Bungalow/House

Water Body: **Black Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3** (**3** + **0**)
Baths: **1** (**1** + **0**)
SF Total: **760/LBO provided**
SF Range: **501 to 1000**
Abv Grade Fin SF: **760.00/LBO provided**
Common Interest: **Freehold/None**
Tax Amt/Yr: **$1,814/2020**

Remarks/Directions

Public Rmks: **Welcome to Black Lake, this Torrance location is just minutes away from Bala and is also close to the town of Gravenhurst. The 3 bedroom/1 bath, charming and cozy cottage is situated on a gently sloping Southwest facing lot with both sandy entry and deeper water at the end of the dock. There is a bunkie for additional sleeping and also included in this package is a Larson boat with 120 Mercury motor, trampoline and kayak.**

Directions: **Muskoka District Road 169 to East Black Lake Rd, follow to 1073**

Common Elements

Waterfront

Features: **Beach Front**
Dock Type: **Private Docking**
Shoreline: **Clean, Natural, Sandy**
Shore Rd Allow: **None**
Channel Name:

Boat House:
Frontage: **110.00**
Exposure: **South, West**
Island Y/N: **No**

Exterior

Construct. Material: **Wood**
Shingles Replaced:
Year/Desc/Source: //**Other**
Property Access: **Year Round Road**
Parking Features: **Private Single Driveway**
Garage Sp/Desc:
Water Source: **Other**
Lot Size: **0.42**
Lot Front: **110.00**
Area Influences: **Lake Access, School Bus Route, Shopping Nearby**
Topography: **Dry, Level, Sloping, Wooded/Treed**

Foundation: **Concrete Block**
Water Tmnt: **None**
Acres Range: **< 0.5**
Lot Depth:

Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **Unknown**
Rd Acc Fee:
Sewer: **Septic**
Acres Rent:
Fronting On: **North**

Interior

Interior Feat: **None**
Basement: **Partial Basement, Unfinished**
Cooling: **None**
Heating: **Baseboard, Woodstove**
Under Contract: **None**
Inclusions: **Refrigerator, Stove**
Furnace Age:

Tank Age:

Contract Cost/Mo:
UFFI: **No**

Property Information

Common Elem Fee: **No**
Legal Desc: **PCL 23753 SEC MUSKOKA; LT 11 PL M438 WOOD; MUSKOKA LAKES; THE DISTRICT MUNICIPALITY OF MUSKOKA**
Zoning: **WR1**
Assess Val/Year: **$311,000/2020**
PIN:
ROLL: **445306000302800**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **Available/ 1968**
Hold Over Days:
Occupant Type: **Owner**
Deposit:

List Date: **10/02/2020**

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

Source Board: **The Lakelands**

Prepared By: L. Billings, Brokerage Staff, Employee **Date Prepared: 10/04/2020**

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