

# 1025 APPIAN Way, Port Carling, Ontario P0B 1J0

Client Full  
Active / Residential

[1025 APPIAN Wy Port Carling](#)

MLS®#: 40103714  
Price: \$4,495,000



## Muskoka/Muskoka Lakes/Medora BungalowHouse

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

	Bed	Bath	Kitch
Lower	1	1	
Main	4	2	1

Bed: 5 (4 + 1)  
Bath: 3 (3 + 0)  
SF Total: 2,478/LBO provided  
SF Range: 1501 to 2000  
Abv Grade Fin SF: 1,770.00/LBO provided  
Blw Grade SF: 708.00/LBO provided  
Common Interest: Freehold/None  
Tax Amt/Yr: \$8,877/2020

### Remarks/Directions

**Public Rmks:** This 5 bed/3 bath 2,400 sqft cottage is situated on 260' of frontage and 2.27 acres on sought after Lake Joseph! Open concept main area features large windows and a beautiful stone fireplace to cozy up to on those cool summer evenings, with additional granite wood burning fireplace downstairs as well. Step off the large deck spanning the front of the cottage into a screened-in gazebo or the outside landscaped firepit. Walkout from the living room or basement to views of Lake Joseph and spend your days on the sun-drenched waterfront featuring an oversized U-shape dock and 2 slip boathouse. Just 5 minutes to Port Carling, and a short boat ride to Port Sandfield and Lake Joe Club. Feel like you're at home in Muskoka.

**Directions:** Hwy118W to Appian Wayto #8

### Common Elements

### Waterfront

Features:	<b>Stairs to Waterfront</b>	Boat House:	<b>Boat House, Boathouse-Double Slips</b>
Dock Type:	<b>Private Docking</b>	Frontage:	<b>260.00</b>
Shoreline:		Exposure:	<b>West</b>
Shore Rd Allow:	<b>None</b>	Island Y/N:	<b>No</b>
Channel Name:			

### Exterior

Construct. Material:	<b>Wood</b>	Foundation:	<b>Block</b>	Roof:	<b>Metal</b>
Shingles Replaced:				Prop Attached:	<b>Detached</b>
Year/Desc/Source:	<b>//Other</b>			Apx Age:	<b>Unknown</b>
Property Access:	<b>Private Road</b>			Rd Acc Fee:	
Garage & Parking:	<b>, Private Drive Double Wide,</b>				
Parking Spaces:		Driveway Spaces:	<b>5.0</b>	Garage Spaces:	
Parking Level/Unit:		Parking Assigned:		Sewer:	<b>Septic</b>
Water Source:	<b>Lake/River</b>	Water Trmt:			
Lot Size Area/Units:	<b>2.270/Acres</b>	Acres Range:	<b>2-4.99</b>	Acres Rent:	
Lot Front (Ft):	<b>260.00</b>	Lot Depth (Ft):	<b>0.00</b>	Lot Shape:	
Location:	<b>Rural</b>	Lot Irregularities:		Land Lse Fee:	
Area Influences:	<b>Golf, Highway Access, Marina</b>				
Topography:				Fronting On:	<b>West</b>
Restrictions:				Exposure:	<b>West</b>

### Interior

Interior Feat:	<b>Ceiling Fans, Central Vacuum, Water Heater Owned</b>		
Security Feat:	<b>Alarm System, Carbon Monoxide Detector(s)</b>		
Basement:	<b>Full Basement</b>	Basement Fin:	<b>Fully Finished</b>
Laundry Feat:	<b>Lower Level</b>		
Cooling:	<b>None</b>		
Heating:	<b>Forced Air-Propane</b>		
Under Contract:	<b>Propane Tank</b>		<b>Contract Cost/Mo:</b>
Inclusions:	<b>Dishwasher, Furniture, Microwave, Refrigerator, Stove</b>		
Exclusions:	<b>All personal items</b>		

### Property Information

Common Elem Fee: No

Local Improvements Fee:

Legal Desc: PT LT 19-20 CON 4 MEDORA AS IN DM201404; S/T & T/W DM201404; MUSKOKA LAKES  
Zoning: WR4 Survey: Available/  
Assess Val/Year: \$1,523,000/2021 Hold Over Days:  
PIN: 481470626 Occupant Type: Owner  
ROLL: 445306001402800  
Possession/Date: Flexible/ Deposit:

Brokerage Information

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List Date: 04/27/2021

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLING-M306](#)

Source Board:  The Lakelands

Prepared By: L. Billings, Brokerage Staff, Employee

Date Prepared: 04/27/2021

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