

1158 GREENWOOD PT Road Unit #27, Torrance, Ontario P1P 1R2


Client Full
Active / Residential

1158 GREENWOOD PT Rd #27 Torrance

MLS® #: 40100373
 Price: **\$1,849,000**



Muskoka/Muskoka Lakes/Wood Bungalow/House

 Water Body: **Lake Muskoka**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds: **2 (2 + 0)**
 Baths: **1 (1 + 0)**
 SF Total: **720/LBO provided**
 SF Range: **501 to 1000**
 Abv Grade Fin SF: **720.00/LBO provided**
 Blw Grade SF: **0.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,613/2020**

Remarks/Directions

Public Rmks: **Beautiful gently sloping point of land in popular Walker's Point area. This property boasts multiple exposures and island dotted views over Lake Muskoka. The original 700 sqft cottage has been family owned for over 70 years. There is also a newer 2 storey single slip boathouse with accommodations. The waterfront has shallow and deep water entry with lovely rock outcropping emerging from the shore. Close to Gravenhurst and the Hardy Lake trails for the nature lovers.**

Directions: **Walker's Pt Rd to Barlochan Rd to Greenwood Pt Rd.**

Common Elements

Waterfront

Features: **Other**
 Dock Features: **Boat Slip**
 Dock Type: **Private Docking**

Shoreline: **Clean, Natural**
 Shore Rd Allow: **Owned**
 Channel Name:

Boat House: **Boat House, With Accommodation Above, Boathouse-Single Slip**
 Frontage: **212.00**
 Exposure: **East**
 Island Y/N: **No**

Auxiliary Buildings

<u>Building Type</u>	<u>Beds</u>	<u>Baths</u>	<u># Kitchens</u>	<u>Winterized</u>
Boathouse	1	1	1	Yes

Exterior

Exterior Feat: **Deck(s), Recreational Area**
 Construct. Material: **Asbestos Siding**
 Shingles Replaced:
 Year/Desc/Source: **1950//Estimated**
 Property Access: **Private Road**
 Other Structures: **None**
 Pool Features: **None**
 Garage & Parking: **, Private Drive Single Wide, Gravel Driveway**
 Parking Spaces: **4** Driveway Spaces: **4.0**
 Parking Level/Unit: Parking Assigned: **4**
 Services: **Electricity, Garbage/Sanitary Collection**
 Water Source: **Lake/River** Water Tmnt: **None**
 Lot Size Area/Units: **0.590/Acres** Acres Range: **0.50-1.99**
 Lot Front (Ft): **212.00** Lot Depth (Ft): **168.00**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Greenbelt/Conservation, Highway Access, Trails**
 View: **Lake**
 Topography: **Sloping**
 Restrictions: **Unknown**
 Local Impvmt: **No**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee: **\$150**
 Winterized:

Garage Spaces: **0.0**
 Sewer: **Septic**

Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:

Retire Com:
 Fronting On: **West**
 Exposure: **East, South**

Interior

Interior Feat: **None**

Security Feat: **None**
Basement: **None** Basement Fin:
Laundry Feat: **None**
Cooling: **None**
Heating: **Airtight Stove**
Under Contract: **None** Contract Cost/Mo:
Inclusions: **Microwave, Refrigerator, Stove, Other**
Exclusions: **Doral 166 boat, Starcraft 14' aluminum boat, Yellow F/G canoe, plastic storage container in the boathouse.**
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee: **No**
Legal Desc: **PT LT 10 CON 1 WOOD AS IN DM167867; T/W DM167867; MUSKOKA LAKES**
Zoning: **WR1-7** Survey: **Boundary Only/ 2003**
Assess Val/Year: **\$963,000/2021** Hold Over Days:
PIN: **480330328** Occupant Type: **Owner**
ROLL: **445308000102100**
Possession/Date: **30 - 59 Days/** Deposit:
Possession Rmks: **30 days**

Brokerage Information

List Date: **04/22/2021**
List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLING-M306](#)
Source Board: **The Lakelands**

Prepared By: Brokerage Staff - A. Barstaad, Employee

Date Prepared: 05/30/2021

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Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Residential'

Selected 1 of 1 result.