

217 SUNRISE Trail, Port Severn, Ontario L0K 1S0

Client Full
Active / Residential

217 SUNRISE TI Port Severn

Listing ID: 40620874
Price: \$4,499,000



Muskoka/Georgian Bay/Georgian Bay

2 Storey/House



Water Body: **GLOUCESTER POOL**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	2	1
Second	4	3	

Beds (AG+BG): **5 (5 + 0)**
 Baths (F+H): **5 (4 + 1)**
 SF Fin Total: **4,957**
 AG Fin SF Range: **4001 to 5000**
 AG Fin SF: **4,957/LBO provide**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$13,134.00/2023**

Remarks/Directions

Public Rmks: **Spanning over 5,000 square feet, this custom-built cottage is the epitome of a luxury retreat, designed with entertaining in mind. It boasts an expansive open-concept layout that includes a kitchen, dining area, and a great room, all framed by floor-to-ceiling windows and anchored by elegant granite fireplaces. The cottage features a wealth of upscale amenities such as reclaimed elm floors, a comprehensive alarm and video surveillance system, and granite countertops. Practical elements include a main floor laundry and a four-season Muskoka Room. Outside, the property offers a stunning deep and shallow waterfront, complete with an 85-foot T-Dock that provides ample space for boats and water toys. The landscaping is meticulously crafted with natural stone, creating generous patio areas ideal for outdoor gatherings. The sprawling lawn invites a host of summer activities like badminton and volleyball, set against the backdrop of breathtaking northwest views of Gloucester Poolthe gateway to Georgian Bay. This idyllic location is conveniently situated just 1.5 hours north of the Greater Toronto Area, making it an accessible escape that offers the best of waterfront luxury and recreational fun.**

Directions: **HWY 400 to White Falls Rd, Kings Farm Rd to Sunrise Trail #217.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Beach Front**
 Dock Type: **Public Docking** Boat House:
 Shoreline: **Natural** Frontage: **262.00**
 Shore Rd Allow: **Not Owned** Exposure: **North, West**
 Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Built-In BBQ, Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio(s)**
 Construct. Material: **Stone, Wood** Roof: **Asphalt Shingle**
 Shingles Replaced: Foundation: **Concrete** Prop Attached: **Detached**
 Year/Desc/Source: **2004//Other** Apx Age: **16-30 Years**
 Property Access: **Private Road** Rd Acc Fee:
 Garage & Parking: **Attached Garage//Outside/Surface/Open//Circular Driveway, Gravel Driveway, Heated**
 Parking Spaces: **13** Driveway Spaces: **10.0** Garage Spaces: **3.0**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection**
 Water Source: **Drilled Well** Water Tmnt: Sewer: **Septic**
 Lot Size Area/Units: **1.500/Acres** Acres Range: **0.50-1.99**
 Lot Front (Ft): **262.00** Lot Depth (Ft):
 Location: **Rural** Lot Irregularities: **1.5**
 Area Influences: **Landscaped**
 Topography: **Level** Fronting On: **South**
 Restrictions: **Right-of-Way** Exposure: **North, West**

Interior

Interior Feat: **Air Exchanger, Built-In Appliances, Central Vacuum**
 Security Feat: **Alarm System**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane, Propane**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Garbage Disposal, Hot Tub, Microwave, Refrigerator, Satellite Dish, Stove, Washer**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **Parcel 34658, SEC Muskoka; See Schedule B for full legal description.**
 Zoning: **WR1** Survey: **Boundary Only/**
 Assess Val/Year: **\$1,672,000/2021** Hold Over Days:
 PIN: **480201294** Occupant Type: **Owner**
 ROLL: **446503002306804**

Possession/Date: **Flexible/**

Deposit: **5%**

Brokerage Information

List Date: **07/17/2024**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)



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Source Board: The Lakelands Association of REALTORS®

Prepared By: Myan Mclean, Employee

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Information deemed reliable but not guaranteed. CoreLogic Matrix

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