

# 31 WATER ACCESS ZONE G, Carling, Ontario P0G 1G0

Client Full  
**Active / Residential**

**31 WATER ACCESS ZONE G Carling**

MLS® #: 40149002  
 Price: **\$589,000**



## Parry Sound/Parry Sound/Parry Sound

1.5 Storey/House



Water Body: **Georgian Bay**

Type of Water: **Bay**

	Beds	Baths	Kitch
Main	3	2	1

Beds: **3 ( 3 + 0 )**  
 Baths: **2 ( 1 + 1 )**  
 SF Total: **1,320/Other**  
 SF Range: **1001 to 1500**  
 Abv Grade Fin SF: **1,320.00/Other**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,882/2021**

### Remarks/Directions

Public Rmks: **With stunning western sunset views over Deep Bay, the Viceroy (Rideau Mark III model) was constructed in 2005. As a family owned and cherished cottage for over 15 years, this property has been the backdrop for an infinite number of family memories, milestones and celebrations. It has been lovingly maintained and pride of ownership is evident. There are 2 pins creating approximately 440 ft of frontage with crown land on one side making privacy and tranquility paramount. The property has the potential for further development to add a Bunkie or other out buildings. This property is water access only (not an Island). Unlimited boating on Georgian Bay is at your finger tips! A wonderful open concept with vaulted pine lined ceilings, large floor to ceiling windows and sliding glass doors that lead directly to the large wrap around deck where you can enjoy your morning coffee, dine al fresco or take in the remarkable sunsets. Directly off the kitchen there is a screened in Muskoka Room to relax out of the elements after a long day of fresh air and adventure. The current owners occupy a landing located at 31 Fred Dubie Road which is a short 5 minute boat ride to the cottage. This boat slip/car park/trailer park is transferable to the new owner. Other nearby marinas are Inverlochly or Carling Marine.**

Directions: **By boat from Inverlochly Marina. Contact listing agent. Sellers launch located at 31 Fred Dubie Rd.**

### Common Elements

### Waterfront

Features: **Water Access**  
 Dock Type: **Private Docking**  
 Shoreline: **Natural**  
 Shore Rd Allow: **Not Owned**  
 Channel Name: **Collins Bay**  
 Boat House:  
 Frontage: **440.00**  
 Exposure: **North, West**  
 Island Y/N: **No**

### Exterior

Construct. Material: **Cement, Hardboard**  
 Shingles Replaced:  
 Year/Desc/Source: **2005//Owner**  
 Property Access: **Boat Access, By Water Only**  
 Pool Features: **None**  
 Garage & Parking: **, None,**  
 Parking Spaces: **0**  
 Parking Level/Unit:  
 Services: **Cell Service, Internet Other, Telephone**  
 Water Source: **Lake/River**  
 Lot Size Area/Units: **1.580/Acres**  
 Lot Front (Ft): **440.00**  
 Location: **Rural**  
 Area Influences: **Lake Access, Marina, Quiet Area**  
 View: **Bay**  
 Topography: **Rocky**  
 Restrictions:  
 School District: **Trillium Lakelands District School Board**  
 High School: **Parry Sound High School**  
 Elementary School: **McDougall Public School**  
 Foundation: **Piers**  
 Water Tmnt: **None**  
 Acres Range: **0.50-1.99**  
 Lot Depth (Ft): **0.00**  
 Lot Irregularities:  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **16-30 Years**  
 Rd Acc Fee:  
 Garage Spaces: **0.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape: **Irregular**  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **North**  
 Exposure: **North, West**

### Interior

Interior Feat: **Ceiling Fans, Sewage Pump, Water Heater Owned**  
 Security Feat: **None**  
 Basement: **None**  
 Laundry Feat: **Main Level**  
 Cooling: **None**  
 Heating: **Woodstove**  
 Fireplace: **1/Wood Stove**  
 Under Contract: **None**  
 Lease to Own: **None**  
 Inclusions: **Dryer, Microwave, Refrigerator, Stove, Washer**  
 Basement Fin:  
 FP Stove Op: **Yes**  
 Contract Cost/Mo:

Furnace Age:

Tank Age:

UFFI: **No**

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**Property Information**

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Common Elem Fee: **No**  
Legal Desc: **SEE SCHEDULE B**  
Zoning: **WF1**  
Assess Val/Year: **\$432,000/2021**  
PIN: **521010185**  
ROLL: **493600000400816**  
Possession/Date: **Flexible/**

Local Improvements Fee:  
Survey: **Available/**  
Hold Over Days:  
Occupant Type: **Owner**  
Deposit: **5%**

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**Brokerage Information**

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List Date: **08/02/2021**  
List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA](#)  
Source Board: **The Lakelands**

**Prepared By: Brokerage Staff - A. Barstaad, Employee**  
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**Date Prepared: 08/31/2021**

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**Search Criteria**

Mls Status is 'Active'  
List Office Key Numeric is 1010383  
Co List Office Key Numeric is 1010383  
Co List Office 2 Key Numeric is 1010383  
Co List Office 3 Key Numeric is 1010383  
Selected 1 of 9 results.