

520 SWEETS PORTAGE Road, Port Severn, Ontario L0K 1S0

Client Full
Active / Residential

520 SWEETS PORTAGE Rd Port Severn

Listing ID: 40593410
Price: **\$849,000**



Muskoka/Georgian Bay/Baxter

Bungalow/House



Water Body: **Gloucester Pool**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1		1

Beds (AG+BG): **1 (1 + 0)**
 Baths (F+H): **0 (0 + 0)**
 SF Fin Total: **320**
 AG Fin SF Range: **0 to 500**
 AG Fin SF: **320/LBO provided**
 DOM: **19**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,409.00/2023**

Remarks/Directions

Public Rmks: **Welcome to 520 Sweets Portage Road, just a short drive from the GTA. Nestled beside crown land on one side, this picturesque property boasts a stunning view down the bay, perfect for serene sunrises and tranquil mornings with coffee on your dock. Enjoy seamless boating access to nearby restaurants and locks, offering a unique opportunity to navigate from Georgian Bay all the way to Ottawa via the Trent Severn Waterway. The shore road allowance has been purchased, ensuring exclusive access and enhancing the privacy of this waterfront retreat. Nearby amenities include a golf course, winter skiing at Mount St. Louis, and convenient shopping in Coldwater, making this property a blend of tranquility and accessibility.**

Directions: **Hwy 400 exit at Nicholson's Rd in Maceys Bay exit 162. Turn right onto Nicholson's Rd, Turn left onto Sweets Portage Rd, Turn right to stay on Sweets Portage Rd, Turn right onto Island Dr/Sweets Portage Rd follow to 520.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Trent System**
 Dock Type: **None** Boat House:
 Shoreline: **Mixed, Shallow, Soft Bottom** Frontage: **180.00**
 Shore Rd Allow: **Owned** Exposure: **South, West**
 Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)** Roof: **Other**
 Construct. Material: **Vinyl Siding** Prop Attached: **Detached**
 Shingles Replaced: Foundation: **Piers** Apx Age: **51-99 Years**
 Year/Desc/Source: // Rd Acc Fee:
 Property Access: **Private Road**
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **4** Driveway Spaces: **4.0** Garage Spaces:
 Parking Level/Unit: Parking Assigned: Licen Dwelling: **No**
 Water Source: **Lake/River** Water Tmnt: **None** Sewer: **Septic**
 Lot Size Area/Units: **0.800/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **179.99** Lot Depth (Ft): **171.82** Lot Shape:
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Lake Access, Lake/Pond, Marina, Quiet Area**
 View: **Bay** Retire Com:
 Topography: Fronting On: **South**
 Restrictions: **Unknown** Exposure:

Interior

Interior Feat: **None**
 Security Feat: **None**
 Access Feat: **None**
 Basement: **None** Basement Fin:
 Laundry Feat: **None**
 Cooling: **None**
 Heating: **None**
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **None**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 16395 SEC MUSKOKA; SUMMER RESORT LT 4 PL M385 BAXTER S/T THE RIGHT TO FLOOD & OVERFLOW THE SAID LAND TO 66 FT FROM ELEVATION 596.0 FT, TRENT CANAL DATUM; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA; PART LOT 21;**
 Zoning: **SR1** Survey: **Boundary Only/**
 Assess Val/Year: **\$322,000/2023** Hold Over Days: **90**

PIN: **480190580**
ROLL: **446503001301500**
Possession/Date: **Flexible/**

Occupant Type: **Owner**

Deposit: **5%**

Brokerage Information

List Date: **05/27/2024**

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



-- -- --

Source Board: The Lakelands Association of REALTORS®

Prepared By: Laura Billings, Employee

Date Prepared: 06/15/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

Listing ID: 40593410

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	12' 0" X 6' 0"	3.66 X 1.83	
Bedroom	Main	8' 0" X 7' 0"	2.44 X 2.13	
Kitchen	Main	8' 0" X 9' 0"	2.44 X 2.74	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.