

1019 BLUFF Road Unit #5, Port Carling, Ontario P0B 1J0

Client Full
Active / Residential

[1019 BLUFF Rd #5 Port Carling](#)

MLS® #: 40257310

Price: \$7,995,000

Muskoka/Muskoka Lakes/Medora

2 Storey/House



Water Body: **Lake Rosseau**

Type of Water: **Lake**



	Beds	Baths	Kitch
Main	1	2	1
Second	3	1	

Beds: **4 (4 + 0)**
 Baths: **3 (2 + 1)**
 SF Fin Total: **3,121/LBO provided**
 SF Fin Range: **3001 to 4000**
 AG Fin SF: **3,121.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$13,297/2021**

Remarks/Directions

Public Rmks: **Stunning southeasterly views across Lake Rosseau. This fabulous property boasts incredible, wide open lake views from almost every room, featuring 4 bedrooms, 3 bathrooms and a coach house. The 3,121 sqft cottage has been beautifully designed with views in mind, with almost every room in the cottage offering a view of the lake. The open-concept main area features vaulted ceilings, plenty of natural light and a cozy stone fireplace. Steps away is a dining room that steps out to a balcony, and a great room with another large fireplace. The master bedroom on the main floor includes a 4 pc ensuite and a walk out to the Muskoka Room. The second level includes 3 additional bedrooms, a 4 pc bathroom and a loft area that serves as a desk space, overlooking the main space below. Above the 2-car garage is a beautiful 562 sqft coach house offering additional accommodations for guests, with a bedroom, bathroom and a private balcony, giving guests ample privacy. Outside, a gazebo sits high above the water, as well as a firepit. The 2-slip boathouse features deep water off the end, lots of space for spending the day in the sunshine, a 2 pc powder room and a covered space for enjoying evenings lakeside. Exceptional location, with quick access to many of Muskoka's best lakeside retreats. This property is a rare find and an opportunity not to be missed!**

Directions: **Peninsula Rd to Judhaven to #1019 #5**

Common Elements

Waterfront

Features: **Stairs to Waterfront, Other**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep, Rocky**
 Shore Rd Allow: **None**
 Channel Name:

Boat House: **Boat House, Boathouse-Double Slips**
 Frontage: **270.00**
 Exposure: **East, South**
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	1	1		Partially

Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped, Porch-Enclosed, Year Round Living**
 Construct. Material: **Cedar, Wood**
 Shingles Replaced: // Foundation: **ICF**
 Year/Desc/Source: // Roof: **Asphalt Shingle**
 Property Access: **Private Road** Prop Attached: **Detached**
 Pool Features: **None** Apx Age: **16-30 Years**
 Garage & Parking: **Detached Garage//Front Yard Parking, Private Drive Double Wide**
 Parking Spaces: **7** Driveway Spaces: **5.0** Garage Spaces: **2.0**
 Services: **Cell Service, Electricity, Internet Other**
 Water Source: **Lake/River** Water Tmnt: **Heated Water Line, Sediment Filter, UV System** Sewer: **Septic**
 Lot Size Area/Units: **2.619/Acres** Acres Range: **2-4.99**
 Lot Front (Ft): **270.00** Lot Depth (Ft): **0.00** Acres Rent:
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Golf, Marina**
 View: **Clear, Lake** Retire Com:
 Topography: **Rocky, Terraced, Wooded/Treed** Fronting On:
 Restrictions: Exposure: **East, South**

Interior

Interior Feat: **Bar Fridge, Built-In Appliances, Ceiling Fans, Central Vacuum, Hot Tub, Propane Tank, Water Heater Owned, Wet Bar**
 Security Feat: **Carbon Monoxide Detector(s), Security System, Smoke Detector(s)**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Main Level**
 Cooling: **Central Air, Ductless**
 Heating: **Baseboard, Forced Air-Propane, Heat Pump, In-Floor, Propane**

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 31 CON 12 MEDORA PT 3, 6, 7 & 11, 35R6799; S/T DM339287; MUSKOKA LAKES**
Zoning: **WR5** Survey: **Boundary Only/**
Assess Val/Year: **\$2,246,000/2022** Hold Over Days:
PIN: **481420373** Occupant Type: **Owner**
ROLL: **445304001504803**
Possession/Date: **Other/** Deposit: **5%**

Brokerage Information

List Date: **05/11/2022**
List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA](#)

Source Board: **The Lakelands**

Prepared By: Brokerage Staff - A. Barstaad, Employee

Date Prepared: 05/13/2022

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	21' 0" X 11' 0"	6.40 X 3.35	
Living Room	Main	21' 0" X 21' 0"	6.40 X 6.40	
Dining Room	Main	18' 0" X 12' 0"	5.49 X 3.66	
Great Room	Main	20' 0" X 11' 6"	6.10 X 3.51	
Desc: MUSKOKA ROOM				
Bedroom Primary	Main	13' 0" X 19' 10"	3.96 X 6.05	3-Piece
Foyer	Main	13' 0" X 9' 0"	3.96 X 2.74	
Sitting Room	Second	9' 8" X 13' 9"	2.95 X 4.19	
Bedroom	Second	9' 8" X 13' 9"	2.95 X 4.19	
Bedroom	Second	11' 7" X 9' 5"	3.53 X 2.87	
Bathroom	Second			4-Piece
Bathroom	Main			2-Piece
Other	Main	20' 4" X 12' 2"	6.20 X 3.71	
Desc: MUSKOKA ROOM				
Bedroom	Second	9' 8" X 13' 9"	2.95 X 4.19	
Primary Ensuite	Main			4-Piece
Bathroom				

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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.