

1033 ROSSCLAIR Road Unit #5, Port Carling, Ontario P0B 1J0

Client Full
Active / Residential

1033 ROSSCLAIR Rd #5 Port Carling
Pending Board Approval

MLS® #: 40251893
Price: **\$7,495,000**



Muskoka/Muskoka Lakes/Medora

Backsplit/House



Water Body: **Lake Muskoka**

Type of Water: **Lake**

| | Beds | Baths | Kitch |
|-------|------|-------|-------|
| Lower | 4 | 3 | |
| Main | 1 | 2 | 1 |

Beds: **5 (1 + 4)**
 Baths: **5 (4 + 1)**
 SF Fin Total: **5,682/LBO provided**
 SF Fin Range: **5001 to 6000**
 AG Fin SF: **5,682.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$16,500/2021**

Remarks/Directions

Public Rmks: **Welcome to gorgeous Rossview on Lake Muskoka. This 5,600+ sqft cottage has 5 bedrooms and 5 bathrooms making it suitable for hosting plenty of family and friends. Large windows and vaulted ceilings allow natural light to illuminate the main space while looking out across expansive views of Lake Muskoka. The beautiful stone wood-burning fireplace in the living room is perfect for cooler evenings and winter holidays. The large main level master bedroom features a 6-piece ensuite bathroom, large walk-in closet and a private deck overlooking the water, a great place to sip coffee and take in the breathtaking sunrise. The lower level of the cottage features 4 bedrooms for guests, 3 additional washrooms and a cozy space for entertaining, complete with a bar and wine cellar. The loft above the garage can host additional guests, or use it as a games room for the kids. Outside, the boathouse is the perfect spot for spending hot afternoons, complete with 3 boat slips, a lower level powder room, a wet bar, living accommodations, and large lounge overlooking the water. A large grassy area with a firepit sits close by, a rare gem to find in Muskoka and a lovely place for roasting marshmallows and watching the stars. Boundless memories to be made here, and just 10 minutes by car or boat from all the shopping and restaurants of Port Carling and 2 hours from Toronto.**

Directions: **Follow Hwy 169 to Hwy 118 W. Turn right onto Foreman Rd. Turn left onto Rossclair Rd. Keep left and follow signs to 1033- 5.**

Common Elements

Waterfront

Features: **Other**
 Dock Type: **Private Docking**
 Shoreline: **Natural**
 Shore Rd Allow: **None**
 Channel Name:

Boat House:
 Frontage: **225.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Construct. Material: **Stone, Wood**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Municipal Road, Private Road**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **8**
 Water Source: **Lake/River**
 Lot Size Area/Units: **1.917/Acres**
 Lot Front (Ft): **225.00**
 Location: **Rural**
 Area Influences: **Major Highway, Shopping Nearby, Trails**

Foundation: **Concrete Block**
 Water Tmnt: **UV System**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **0.00**
 Lot Irregularities:

Roof: **Cedar**
 Prop Attached: **Detached**
 Apx Age: **6-15 Years**
 Rd Acc Fee:
 Garage Spaces: **2.0**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:

Interior

Interior Feat: **Bar Fridge**
 Security Feat: **Security System**
 Basement: **Full Basement**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Main Level**
 Cooling: **Central Air, Humidity Control**
 Heating: **Electric Hot Water, Fireplace-Propane, Fireplace-Wood, Forced Air-Propane, Radiant**
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Basement Fin: **Fully Finished**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 31 CON E MEDORA PT 1 TO 7 35R20632; S/T & T/W DM370302; MUSKOKA LAKES**
 Zoning: **WR1-7**
 Assess Val/Year: **\$2,786,000/2022**
 PIN: **481560139**
 ROLL: **445304002200300**
 Possession/Date: **Flexible/**

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

Brokerage Information

List Date: **05/04/2022**
 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: 05/04/2022

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS®#: 40251893

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Dimensions (Metric)</u> | <u>Room Features</u> |
|------------------|--------------|-------------------|----------------------------|----------------------|
| Foyer | Main | 8' 1" X 11' 4" | 2.46 X 3.45 | |
| Living Room | Main | 22' 3" X 22' 2" | 6.78 X 6.76 | |
| Dining Room | Main | 14' 11" X 12' 6" | 4.55 X 3.81 | |
| Kitchen | Main | 14' 7" X 14' 8" | 4.44 X 4.47 | |
| Pantry | Main | 13' 6" X 9' 6" | 4.11 X 2.90 | |
| Family Room | Main | 13' 6" X 16' 10" | 4.11 X 5.13 | |
| Sunroom | Main | 15' 1" X 15' 11" | 4.60 X 4.85 | |
| Bedroom Primary | Main | 15' 5" X 19' 3" | 4.70 X 5.87 | Ensuite |
| Bathroom Primary | Main | | | 5+ Piece |
| Office | Main | 12' 0" X 7' 3" | 3.66 X 2.21 | |
| Bathroom | Main | | | 2-Piece |
| Living Room | Lower | 22' 10" X 23' 1" | 6.96 X 7.04 | |
| Bedroom | Lower | 15' 3" X 19' 7" | 4.65 X 5.97 | Ensuite |
| Bathroom | Lower | | | 5+ Piece |
| Bedroom | Lower | 14' 5" X 13' 8" | 4.39 X 4.17 | |
| Bedroom | Lower | 11' 0" X 13' 8" | 3.35 X 4.17 | |
| Bedroom | Lower | 15' 1" X 14' 10" | 4.60 X 4.52 | Ensuite |
| Bathroom | Lower | | | 4-Piece |
| Bathroom | Lower | | | 3-Piece |
| Wine Cellar | Lower | 5' 6" X 8' 0" | 1.68 X 2.44 | |
| Utility Room | Lower | 13' 7" X 9' 7" | 4.14 X 2.92 | |
| Bonus Room | Second | 22' 10" X 22' 5" | 6.96 X 6.83 | |

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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 8 results.