

2225 MIRIAM Drive, Kawartha Lakes, Ontario K0M 2K0

Client Full
Active / Residential

2225 MIRIAM Dr Kawartha Lakes

Listing ID: 40589446
Price: **\$1,595,000**



**Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford (Twp)
Bungalow/House**

Water Body: **Browns Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	4	2	1

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **3,140**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,140/LBO provide**
 DOM: **1**
 Common Interest: **Stock Cooperative**
 Tax Amt/Yr: **\$0.00/2024**
 Condo Fee/Freq: **\$0.00/Other**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **Longford Reserve is a private, Member-only community where membership allows you and your family to access approximately 42,000 acres of privately held Ontario wilderness bordering on Muskoka. The land itself is owned by Longford Reserve Limited while the cottage buildings for each site are owned by the Member. Purchase is contingent on successful Membership application and Licence Agreement acceptance. In keeping with the Reserve's purpose of habitat preservation, there is no planned residential or commercial development. Owning a cottage in Longford Reserve provides a unique opportunity to join a club of like-minded members who enjoy the outdoors in a natural setting. This peaceful property includes a charming original 4 bedroom/2 bath Muskoka cottage, a 4 bedroom/2 bath guest house and a newly constructed stunning garage with living space and bath above. Offering scenic multiple exposures over Brown Lake and boasts endless views and extensive water frontage, with a lakeside boathouse. Ideally suited for outdoor enthusiasts who enjoy lakeside living, fishing, hiking and exploring the great outdoors.**

Directions: **Hwy 118E turn on to Vankoughnet Rd, Vankoughnet Rd turns into Old Victoria Bridge Rd, left onto Miriam Dr. Do not drive by the property. Strict rules in place about trespassing. Please call Listing Sales Representative for additional information.**

Common Elements

Common Element Additional Fee: **0.00**
 Common Element/Condo Amenities: **Other**
 Condo Fees: **\$0.00/Other**
 Locker: **None**
 Pets Allowed: **Yes**
 Balcony: **None**
 Condo Corp #: **0**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **Private Docking**
 Shoreline:
 Shore Rd Allow: **Owned**
 Channel Name:
 Water View: **Direct Water View**
 Boat House:
 Frontage: **100.00**
 Exposure: **South**
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Guest House	4	2	1	No
Boathouse				
Garage		1		

Exterior

Exterior Feat: **Patio(s)**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **/Estimate/**
 Property Access: **Municipal Road**
 Other Structures: **Shed**
 Garage & Parking: **Detached Garage//Private Drive Single Wide**
 Parking Spaces: **6**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **1.000/Acres**
 Lot Front (Ft): **100.00**
 Location: **Rural**
 Area Influences: **Lake Access**
 View: **Lake, Trees/Woods**
 Topography: **Sloping**
 Foundation: **Concrete Block**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized:
 Driveway Spaces: **4.0**
 Water Tmnt:
 Acres Range: **0.50-1.99**
 Lot Depth (Ft):
 Lot Irregularities:
 Garage Spaces: **2.0**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Retire Com:
 Fronting On: **South**

Interior

Interior Feat: **Ceiling Fans**

Basement: **Crawl Space** Basement Fin: **Unfinished**
Cooling: **None**
Heating: **Baseboard**
Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Smoke Detector, Stove, Washer**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
Legal Desc: **LT 1-37 CON 1 LONGFORD SRO; LT 1-37 CON 2 LONGFORD SRO; LT 1-37 CON 3 LONGFORD SRO; LT 1-37 CON 4 LONGFORD SRO; LT 1-37 CON 5 LONGFORD SRO; LT 1-37 CON 6 LONGFORD SRO; LT 1-37 CON 7 LONGFORD SRO; LT 1-37 CON 8 LONGFORD SRO; See Schedule B**
Zoning: **OS/SU/R** Survey: **None/**
Assess Val/Year: **\$25,815,000/2023** Hold Over Days:
PIN: **631010060** Occupant Type: **Owner**
ROLL: **161514200024850**
Possession/Date: **Other/** Deposit: **5%**

Brokerage Information

List Date: **05/15/2024**
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: 05/16/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Mud Room	Main	6' 5" X 6' 10"	1.96 X 2.08	
Kitchen/Dining Room	Main	26' 0" X 19' 3"	7.92 X 5.87	
Pantry	Main	6' 1" X 6' 0"	1.85 X 1.83	
Living Room	Main	15' 1" X 22' 9"	4.60 X 6.93	Fireplace
Bedroom	Main	16' 11" X 14' 8"	5.16 X 4.47	Walk-in Closet
<u>Desc:</u> Bedroom on the immediate left side of house. Sink in bedroom. Walk in closet 11.11'x 4.6'				
Bathroom	Main			4-Piece, Semi-Ensuite (walk thru)
Bedroom	Main	14' 9" X 20' 3"	4.50 X 6.17	
<u>Desc:</u> 2nd Bedroom on the Left side of the house. Sink in bedroom				
Sunroom	Main	20' 5" X 7' 7"	6.22 X 2.31	
<u>Desc:</u> Muskoka Room on the left side of the house				
Sunroom	Main	20' 5" X 7' 7"	6.22 X 2.31	
<u>Desc:</u> Muskoka Room on the right side of the house.				
Bedroom	Main	19' 11" X 14' 11"	6.07 X 4.55	Semi-Ensuite (walk thru)
<u>Desc:</u> Bedroom on the right, off the Muskoka room. Sink in the bedroom. Walk in closet 11.11'x4.6'				
Bathroom	Main			4-Piece
Bedroom	Main	16' 10" X 14' 8"	5.13 X 4.47	Laundry
<u>Desc:</u> Bedroom on the right. Sink in the bedroom. Walk in closet with laundry.				

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