

39 TODHOLM Drive, Port Carling, Ontario P0B 1J0

Client Full
Active / Residential

39 TODHOLM Dr Port Carling

MLS® #: 40261276
Price: **\$1,299,000**

Muskoka/Muskoka Lakes/Medora



2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	2	

Beds: **3 (3 + 0)**
 Baths: **3 (3 + 0)**
 SF Fin Total: **2,658/LBO provided**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,658.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,209/2021**

Remarks/Directions

Public Rmks: **Located in one of the best neighborhoods in Port Carling, this stunning home has been completely renovated with no expense spared. Complete with ICF foundation, engineered hardwood floors throughout and custom trims and fixtures. New roof with cupola, new plumbing, electrical and HVAC with A/C included. The spacious 22'x22' double car garage with 13' ceilings is a dream. The house has an open concept main floor layout, gas fireplace and walkouts to an expansive 12'x36' covered deck- an entertainers dream. Upstairs you will find 11' ceilings, four large bedrooms, two full baths and upstairs laundry. The primary room boasts dual closets and 5pc. Ensuite with walk-in shower, soaker tub and double sinks. Outside you will find all new custom decking and railings. Take a walk to the local public dock on the Indian River, with access to Lake Muskoka, is just minutes away.**

Directions: **Muskoka Road 118 to Foreman Road to Mirror Lake to Todholm Drive**

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped**
 Construct. Material: **Board & Batten**
 Shingles Replaced: // Foundation: **Concrete**
 Year/Desc/Source: // Roof: **Asphalt Shingle, Shingles**
 Pool Features: **None** Prop Attached: **Detached**
 Garage & Parking: **Attached Garage//Private Drive Single Wide//Inside Entry** Apx Age: **16-30 Years**
 Parking Spaces: **6** Driveway Spaces: **4.0** Garage Spaces: **2.0**
 Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone Available**
 Water Source: **Drilled Well** Water Tmnt: **Sediment Filter, Water Softener** Sewer: **Septic**
 Lot Size Area/Units: **0.430/Acres** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **100.00** Lot Depth (Ft): **200.00** Lot Shape:
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Landscaped, Quiet Area, School Bus Route, Schools**
 View: **Trees/Woods** Retire Com:
 Topography: **Hilly, Wooded/Treed** Fronting On:

Interior

Interior Feat: **Built-In Appliances, Ceiling Fans, Countertop Range, Oven Built-in, Propane Tank, Skylight, Ventilation System, Water Heater Owned, Water Purifier, Water Softener**
 Security Feat: **Alarm System, Smoke Detector(s)**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Upper Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Propane, Forced Air-Propane, Propane**
 Under Contract: **Propane Tank** Contract Cost/Mo: **88.14**
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Refrigerator, Washer**
 Electric Age: **2021** Plumbing Age:
 Furnace Age: **2021** Tank Age: **2021** Furnished:
 UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 24714 SEC MUSKOKA; LT 27 PL M373 MEDORA; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **R2** Survey: **None/**
 Assess Val/Year: **\$372,000/2022** Hold Over Days:
 PIN: **481500185** Occupant Type: **Owner**
 ROLL: **445305000202700**
 Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **05/18/2022**

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA](#)



Source Board: **The Lakelands**

Prepared By: Brokerage Staff - A. Barstaad, Employee

Date Prepared: 05/21/2022

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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>
Foyer	Main	11' 6" X 14' 8"	3.51 X 4.47	
Bathroom	Main			3-Piece
Kitchen	Main	12' 2" X 14' 1"	3.71 X 4.29	
Dining Room	Main	11' 10" X 14' 9"	3.61 X 4.50	
Living Room	Main	22' 4" X 29' 4"	6.81 X 8.94	
Bedroom	Second	11' 4" X 14' 11"	3.45 X 4.55	
Office	Second	11' 3" X 14' 3"	3.43 X 4.34	
Bedroom Primary	Second	11' 5" X 15' 1"	3.48 X 4.60	Ensuite
Primary Ensuite	Second			5+ Piece
Bathroom				
Bonus Room	Second	19' 4" X 14' 3"	5.89 X 4.34	
Bedroom	Second	11' 4" X 14' 11"	3.45 X 4.55	
Bathroom	Second			4-Piece, Laundry
<u>Desc:</u> Laundry closet				

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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 18 results.