

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

Listing

Client Full
Active / Residential

1019 BLUFF Rd #5 Port Carling

Listing ID: 40544786

Price: \$5,995,000



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 (AG+BG): **4 (4 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **3,121**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,121/LBO provide**
 Tot Unfin SF: **567**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$0.00/2024**

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**

Waterfront

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

Water View: **Direct Water View**
 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: // **Private Road**
 Property Access: **Detached Garage//Front Yard Parking, Private Drive Double Wide**
 Garage & Parking: **7** Driveway Spaces: **5.0**
 Parking Spaces: **Cell Service, Electricity, Internet Other**
 Services:

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Garage Spaces: **2.0**

Water Source: **Lake/River** Water Tmnt: **Heated Water Line, Sediment Filter, UV System**
 Lot Size Area/Units: **2.619/Acres** Acres Range: **2-4.99**
 Lot Front (Ft): **270.00** Lot Depth (Ft): **0.00**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Golf, Marina**
 View: **Clear, Lake**
 Topography: **Rocky, Terraced, Wooded/Treed**
 Restrictions:

Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Retire Com:
 Fronting On: **West**
 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	Survey: Boundary Only/
Zoning: WR5	Hold Over Days:
Assess Val/Year: \$2,246,000/2022	Occupant Type: Owner
PIN: 481420373	
ROLL: 445304001504803	
Possession/Date: Other/	Deposit: 5%

Brokerage Information

List Date: **03/15/2024**
 List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)


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 Source Board: The Lakelands Association of REALTORS®
 Prepared By: Myan Mclean, Employee
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