

39 GATEWAY Drive, Gravenhurst, Ontario P1P 0A9

Client Full
Active / Residential

39 GATEWAY Dr Gravenhurst
Pending Board Approval

Listing ID: 40605493
Price: **\$988,000**



Muskoka/Gravenhurst/Gravenhurst

Multi-Level Split/House

	Beds	Baths	Kitch
Main	3	1	1
Second	3	2	1

Beds (AG+BG): **6 (6 + 0)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **3,046**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,832/Plans**
 BG Fin SF: **1,214/Plans**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,921.00/2024**

Remarks/Directions

Public Rmks: **Welcome to 39 Gateway Drive, Gravenhurst's most sought-after area. This residence offers a one-of-a-kind floorplan with incredible views of Lake Muskoka. This custom-built home is stunning! The upper unit offers 3 beds, 2 baths, and plenty of functional living space, including a luxurious kitchen with an island with built-in cupboards and an open kitchen living room layout. Upstairs you will experience the stunning master retreat with a walk-in closet & master bathroom. This unit includes garage parking for one car. The lower unit offers 3 beds, and 1 bath with garage parking for one as well. Walk out of the basement to your level sitting and play area. This home is truly a multifamily or investor's dream. Enjoy being in town with the feeling of being at the cottage. Each unit has separate furnaces, laundry, hot water, etc. Amazing area amenities, just minutes to downtown Gravenhurst, Hardy Lake Park, Trails, Restaurants, a Swimming area close by, and more.**

Directions: **BETHUNE DR ONTO WINEWOOD AVE, RIGHT ON TO AUSTIN ST, LEFT ON THE SECOND CROSS ST ONTO WAGNER ST, WAGNER TURNS SLIGHTLY RIGHT AND TURNS INTO GATEWAY DR. FOLLOW TO 39 GATEWAY DR.**

Exterior

Construct. Material:	Vinyl Siding	Foundation:	Poured Concrete	Roof:	Asphalt Shingle
Shingles Replaced:				Prop Attached:	Detached
Year/Desc/Source:	2019//Owner			Apx Age:	0-5 Years
Garage & Parking:	Attached Garage//Private Drive Triple+ Wide				
Parking Spaces:	6	Driveway Spaces:	4.0	Garage Spaces:	2.0
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup				
Water Source:	Municipal-Metered	Water Tmnt:		Sewer:	Sewer (Municipal)
Lot Size Area/Units:	0.170/Acres	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	57.00	Lot Depth (Ft):	131.00	Lot Shape:	
Location:	Urban	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Beach, Downtown, Golf, Highway Access, Library, Park, Place of Worship, Schools, Trails				
Topography:	Dry, Flat			Fronting On:	West
Restrictions:				Exposure:	East

Interior

Interior Feat: **Ceiling Fans, In-Law Suite, Separate Heating Controls, Separate Hydro Meters, Water Heater Owned, Water Meter**

Basement: **Crawl Space** Basement Fin: **Unfinished**

Cooling: **Central Air**

Heating: **Forced Air, Gas**

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

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LOT 6, PLAN 35M714, GRAVENHURST.	Survey:	Boundary Only/
Zoning:	RU	Hold Over Days:	
Assess Val/Year:	\$486,000/2022	Occupant Type:	Tenant
PIN:	481930240		
ROLL:	440201001301706		
Possession/Date:	Flexible/	Deposit:	5%

Brokerage Information

List Date: **07/30/2024**

List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Jacqueline Krzywania, Employee
 Date Prepared: 07/30/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
 POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

