

1140 MORINUS Road Unit #6, Port Carling, Ontario P0B 1G0

Listing

Client Full
Active / Residential

1140 MORINUS Rd #6 Port Carling

MLS®#: 40313914
 Price: **\$21,995,000**



Muskoka/Muskoka Lakes/Medora 3 Storey/House

Water Body: **Lake Rosseau**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	3	4	
Main	1	2	1
Second	2	2	

Beds (AG+BG): **6 (3 + 3)**
 Baths (F+H): **8 (6 + 2)**
 SF Fin Total: **7,500**
 AG Fin SF Range: **7001 to 8000**
 AG Fin SF: **7,500/Builder**
 DOM/CDOM: **24/24**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$48,692.00/2022**

Remarks/Directions

Public Rmks: **Unique opportunity to enjoy lakeside living at its finest on the coveted south/west shores of Lake Rosseau. Evergreen Point has 572' of frontage with beautiful rock outcroppings, a newly constructed black bottom forest pool, landscaped paths, patios and firepit area. The property includes an 7500sf 6BR/9 bath lake home with attached two car garage, a separate renovated 6 car garage with bath, 2 boathouses, one a 2 storey/2 slip with 900sf of living area above and includes 2 additional BRs overlooking the water, living area, kitchenette, 3 piece bath and a covered deck. The other adjoining BH is a single story/1 slip with a flat top entertaining deck and a lower level lounge with gas fireplace and 2 piece bath. Other features include a paved circular driveway, a built-in lakeside hot tub, private hot tub on primary BR deck, lower gym room with steam shower and sauna, home theatre and fabulous long lake views and sunsets.**

Directions: **From Port Carling: Take Peninsula Road to Minett, turn right on Juddhaven then right on Morinus**

Common Elements

Locker: Balcony:

Waterfront

Features: **Other**
 Dock Features: **Boat Lift**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep, Hard Bottom, Shallow**
 Shore Rd Allow: **Owned**
 Channel Name:

Waterfront:
 Boat House: **Boat House, With Accommodation Above, Boathouse-Double Slips**
 Frontage: **572.00**
 Exposure: **South, West**
 Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Built-In BBQ, Deck(s), Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio(s)**
 Construct. Material: **Board & Batten, Stone, Wood**
 Shingles Replaced: Foundation: **ICF**
 Year/Desc/Source: **2016//Builder**
 Property Access: **Paved Road, Private Road**
 Other Structures: **Sauna, Shed, Other**
 Pool Features: **Inground, Salt**
 Garage & Parking: **Attached Garage, Detached Garage//Private Drive Single Wide//Asphalt Driveway**
 Parking Spaces: **24** Driveway Spaces: **16.0** Garage Spaces: **8.0**
 Parking Level/Unit: Parking Assigned: Licen Dwelling: **No**
 Services: **Cable TV Available, Electricity, High Speed Internet**
 Water Source: **Drilled Well** Water Tmnt: **Iron/Mineral Filter, UV System** Sewer: **Septic**
 Lot Size Area/Units: / Acres Range: **2-4.99**
 Lot Front (Ft): **497.30** Lot Depth (Ft): **0.00**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Golf**
 View: **Bay, Lake** Retire Com: **No**
 Topography: **Flat, Sloping** Fronting On:

Interior

Interior Feat: **Auto Garage Door Remote(s), Bar Fridge, Brick & Beam, Central Vacuum, Hot Tub, Oven Built-in, Propane Tank, Steam Room, Water Heater, Water Treatment, Wet Bar**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Cold Alarm, Heat Detector, Monitored, Security System, Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Separate Entrance, Walk-Out**
 Laundry Feat: **Laundry Room, Multiple Locations**
 Cooling: **Other**
 Heating: **Combo Furnace, Geothermal, In-Floor**
 Fireplace: **/Propane, Wood** FP Stove Op:
 Under Contract: **Alarm System, Internet, Propane Tank** Contract Cost/Mo:
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Freezer, Garage Door Opener, Gas Oven/Range, Hot Tub, Microwave, Pool Equipment, Range Hood, Refrigerator, Satellite Dish, Washer, Wine Cooler**
 Electric Age: **2016** Plumbing Age: **2016** Furnished:
 Furnace Age: **2016** Tank Age: **2016** UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 27 CON 10 MEDORA PT 5 & 6 ON 35R24652; T/W EASEMENT OVER PT LT 27 CON 10 MEDORA PT 3 & 4 ON 35R24652 AS IN MT145487; T/W EASEMENT OVER PT LT 27 CON 10 MEDORA PT 10 ON 35R24652 AS IN MT145496; T/W AN EASEMENT OVER PT LOT 27 CON 10 MEDORA PT 9 ON 35R24652 AS IN MT146500; MUSKOKA LAKES; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **WRI** Survey: **Available/**
 Assess Val/Year: **\$8,089,000/2022** Hold Over Days:
 PIN: **481420517** Occupant Type: **Owner**
 ROLL: **445304001501100**
 Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **08/25/2022**
 List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA](#)
 Source Board: **The Lakelands Association of REALTORS®**
Prepared By: Brittni Korporaal, Employee **Date Prepared: 09/18/2022**
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Rooms

MLS®#: 40313914

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bedroom Primary	Main	17' 0" X 17' 5"	5.18 X 5.31	Laundry, Walk-in Closet
Primary Ensuite	Main			5+ Piece
Bathroom				
Sitting Room	Main	10' 3" X 7' 8"	3.12 X 2.34	
Foyer	Main	14' 8" X 15' 4"	4.47 X 4.67	
Living Room	Main	21' 2" X 17' 2"	6.45 X 5.23	
Dining Room	Main	23' 8" X 11' 5"	7.21 X 3.48	
Kitchen	Main	13' 6" X 22' 11"	4.11 X 6.98	
Pantry	Main	18' 2" X 13' 7"	5.54 X 4.14	
Sunroom	Main	19' 1" X 23' 10"	5.82 X 7.26	
Bathroom	Main			2-Piece
Loft	Second	20' 11" X 15' 8"	6.38 X 4.78	
Bedroom	Second	19' 7" X 12' 11"	5.97 X 3.94	
Bathroom	Second			4-Piece
Bedroom	Second	19' 0" X 19' 11"	5.79 X 6.07	Wet Bar
Bathroom	Second			3-Piece
Bedroom	Basement	10' 10" X 12' 3"	3.30 X 3.73	
Bathroom	Basement			3-Piece
Bedroom	Basement	11' 9" X 11' 6"	3.58 X 3.51	
Bathroom	Basement			3-Piece
Laundry	Basement	5' 6" X 8' 10"	1.68 X 2.69	
Living Room	Basement	32' 3" X 20' 11"	9.83 X 6.38	
Wine Cellar	Basement	27' 3" X 6' 7"	8.31 X 2.01	
Bedroom	Basement	15' 1" X 14' 9"	4.60 X 4.50	
Bathroom	Basement			4-Piece
Gym	Basement	21' 1" X 18' 11"	6.43 X 5.77	
Bathroom	Basement			2-Piece
Media Room	Basement	23' 6" X 21' 7"	7.16 X 6.58	

Bonus Room	Basement 13' 1" X 7' 1"	3.99 X 2.16
Sauna	Basement 5' 8" X 9' 2"	1.73 X 2.79

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