

1900 MORTIMERS POINT Road Unit #9, Port Carling, Ontario P0B 1J0

Listing

Client Full

1900 MORTIMERS POINT Rd #9 Port Carling

MLS® #: 40388018

Active / Residential

Price: **\$2,995,000**



Muskoka/Muskoka Lakes/Medora

Cottage/House



Water Body: **Lake Muskoka**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1
Second	1		

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,499**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,499/LBO provided**
 DOM/CDOM: **59/59**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,229.00/2022**

Remarks/Directions

Public Rmks: **Mortimers Point awaits. Enjoy gorgeous Lake Muskoka from your choice of two sandy beaches. This quaint Cottage has been in the family since it was built in 1921. The charming kitchen is open concept to your dining room. The main floor shows pride in craftsmanship with your very own, one of a kind, solid, hand built fireplace. On the main level there are three bedrooms, one bathroom, and a large screened porch where you can enjoy picturesque views. On the second level there is a loft which would accommodate quests or can be used as a fourth bedroom or storage. With 2.87Acres, 320 feet of assessed frontage your vision for a new build on this level lot is endless. This property is located minutes from town where you can enjoy various golf and country clubs, fitness and yoga studios, restaurants and more.**

Directions: **Mortimers point Rd to 1900, turn right to unit #9**
 Cross St: **Mortimer's point rd**

Common Elements

Waterfront

Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Sandy**
 Shore Rd Allow: **None**
 Channel Name:

Boat House: **Boat House, Boathouse-Single Slip**
 Frontage: **320.00**
 Exposure: **West**
 Island Y/N: **No**

Exterior

Exterior Feat: **Porch**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **1921//Owner**
 Property Access: **Private Road, R.O.W. (Deeded)**
 Other Structures: **Other**
 Pool Features: **None**
 Garage & Parking: **Private Drive Single Wide**
 Parking Spaces: **10**
 Parking Level/Unit:
 Services: **Electricity**
 Water Source: **Lake/River**
 Lot Size Area/Units: **2.870/Acres**
 Lot Front (Ft): **320.00**
 Location: **Rural**
 Area Influences: **Golf**
 View: **Lake**
 Topography: **Flat site**
 Restrictions: **Right-of-Way**

Foundation: **Piers**
 Water Tmnt: **Sediment Filter**
 Acres Range: **2-4.99**
 Lot Depth (Ft): **302.00**
 Lot Irregularities:

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **100+ Years**
 Rd Acc Fee:
 Winterized: **Not Winterized**

Garage Spaces: **0.0**
 Licen Dwelling: **No**

Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:

Retire Com: **No**
 Fronting On:
 Exposure:

Interior

Interior Feat: **Water Heater Owned**
 Security Feat: **None**
 Basement: **None**
 Laundry Feat: **Other**
 Cooling: **None**
 Heating: **Wood**
 Fireplace: **/Wood**
 Under Contract: **None**
 Lease to Own: **None**
 Inclusions: **None**

Basement Fin:

FP Stove Op:
 Contract Cost/Mo:

Property Information

Common Elem Fee: No Legal Desc: PT LT 27-28 CON D MEDORA AS IN DM67429 EXCEPT PT 5 35R8867; T/W DM67429; S/T DEBTS IN DM67429; MUSKOKA LAKES Zoning: WR1 Assess Val/Year: \$1,201,000/2022 PIN: 481560278 ROLL: 445304002307200 Possession/Date: Flexible/	Local Improvements Fee: 35R8867; T/W DM67429; S/T DEBTS IN Survey: Available, Boundary Only/ 1982 Hold Over Days: Occupant Type: Owner Deposit: 5%
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Brokerage Information

List Date: **03/23/2023**
List Brokerage: [**Royal Lepage Lakes Of Muskoka - Clarke Muskoka Realty Brokerage-Port C**](#)

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Sarah Shields, Employee
Date Prepared: 05/21/2023

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Rooms

MLS® #: 40388018

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	11' 0" X 9' 3"	3.35 X 2.82	
Dining Room	Main	17' 11" X 8' 8"	5.46 X 2.64	
Bathroom	Main			3-Piece
Living Room	Main	19' 3" X 14' 3"	5.87 X 4.34	
Sunroom	Main	20' 6" X 8' 2"	6.25 X 2.49	
Bedroom	Main	12' 1" X 10' 10"	3.68 X 3.30	
Bedroom	Main	15' 10" X 8' 7"	4.83 X 2.62	
Bedroom	Main	14' 2" X 8' 7"	4.32 X 2.62	
Bedroom	Second	24' 10" X 17' 6"	7.57 X 5.33	

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