

170 BIG ROCK Road, Port Severn, Ontario L0K 1S0

Client Full
Active / Residential

170 BIG ROCK Rd Port Severn

MLS® #: 40383645
Price: \$4,249,000



Muskoka/Georgian Bay/Georgian Bay 2 Storey/House



Water Body: **Six Mile Lake**
Type of Water: **Lake**

	Bed	Bath	Kitch
Main	1	2	1
Second	4	3	

Beds (AG+BG): **5 (5 + 0)**
 Baths (F+H): **5 (4 + 1)**
 SF Fin Total: **4,011**
 AG Fin SF Range: **4001 to 5000**
 AG Fin SF: **4,011/Other**
 DOM/CDOM: **1/1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,631.69/2022**

Remarks/Directions

Public Rmks: This stunning turnkey estate is a must-see! The cottage is located on Six Mile Lake with 295ft of frontage, a double slip flat top boathouse, deep water for swimming, a Sport Court, and more! The four-season home is on 1 acre of beautifully landscaped property. Picture the sunrise from your private hot tub and sunset from the dock, boathouse, or living room! Over 4000 square feet of luxury living space with room for your family and friends. Located in the "Muskoka's," this is less than a two-hour drive from Toronto. Custom-built cottage and boathouse in 2012, with the garage added in 2014. The three-car garage with a Tesla charger has a large entertainment area above and is designed to be easily converted to a large one-bedroom suite. Level waterfront area with a fire pit, large dock with deep clear water swimming. Two-slip boathouse with cable boat lifts and a large flat top area above for entertainment. When walking into the cottage, you will experience cathedral ceilings, a large stone fireplace & beautiful west-facing lake views in your living/ dining room. Attached is the Muskoka Room overlooking the lake with panoramic views and its stone fireplace. Then into your dream hardwood kitchen with granite countertops, stone accents, and a walk-in pantry with a full-size fridge. This cottage has five bedrooms + a den, and four and a half bathrooms. In-floor radiant heating, forced A/C, two wood burning, and more. Fully furnished and flexible closing. The primary suite features amazing lake views and a lavish three-piece ensuite with a walk-in closet. A lake-view office, powder room with exterior access, and laundry room complete the first floor. On the second floor, you will find four bedrooms plus a den and two bathrooms. Enjoy year-round fun with surrounding snowmobile trails. Sport Court is set up for basketball, pickleball, badminton, and volleyball and easily converts to an ice rink in the winter. This estate truly offers exceptional value!

Directions: Exit from Hwy 400 Crooked Bay Road to Hasketts Drive to 170 Big Rock Road

Common Elements

Locker: Balcony:

Waterfront

Features: Other
Dock Features: Boat Lift, Boat Slip, Cable Lift
Dock Type: Private Docking
Shoreline: Clean, Deep, Rocky
Shore Rd Allow: Owned
Channel Name: Waterfront:
 Boat House: **Boat House, Boathouse-Double Slips**
 Frontage: **295.00**
 Exposure: **West**
 Island Y/N: **No**

Exterior

Exterior Feat: Balcony, Deck(s), Fishing, Hot Tub, Landscape Lighting, Landscaped, Lighting, Patio(s), Porch, Tennis Court, Year Round Living
Construct. Material: Hardboard
Shingles Replaced: 2012
Year/Desc/Source: 2012//Owner
Property Access: Private Road, Year Round Road
Other Structures: Gazebo
Pool Features: None
Garage & Parking: Detached Garage//Private Drive Single Wide//Gravel Driveway
Parking Spaces: 9
Parking Level/Unit: Driveway Spaces: **6.0**
Services: High Speed Internet Avail
Water Source: Well
Lot Size Area/Units: 1.190/Acres
Lot Front (Ft): 295.00
Location: Rural
Area Influences: Golf, Highway Access, Hospital, Lake Access, Landscaped, Major Highway, Marina, Open Spaces, Park, Place of Worship, Quiet Area, Schools, Skiing, Trails, Visual Exposure
View: Bay, Clear, Lake, Panoramic, Water
Roof: Asphalt Shingle
Prop Attached: Detached
Apx Age: 6-15 Years
Rd Acc Fee: Fully Winterized
Winterized: Fully Winterized
Garage Spaces: 3.0
Licen Dwelling: No
Sewer: Septic Approved
Acres Rent:
Lot Shape: Irregular
Land Lse Fee:
Retire Com: No
Fronting On: West
Exposure: West

Interior

Interior Feat: Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Ceiling Fans, Central Vacuum, Guest

Security Feat: **Accommodations, In-law Capability, Propane Tank, Water Heater Owned, Water Treatment, Wet Bar Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **In Building, Laundry Room, Main Level**
 Cooling: **Central Air, Ductless**
 Heating: **Fireplace-Wood, Forced Air-Propane, Heat Pump, Hot Water-Propane, Propane**
 Fireplace: **3/Propane, Wood** FP Stove Op: **Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings, Other**
 Electric Age: **2012** Plumbing Age: **2012** Furnished:
 Furnace Age: **2019** Tank Age: **2019** UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 11717 SEC MUSKOKA; LT 11 PL M338 BAXTER; GEORGIAN BAY; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **SR-6** Survey: **Available/**
 Assess Val/Year: **\$1,028,000/2022** Hold Over Days: **90**
 PIN: **480200339** Occupant Type: **Owner**
 ROLL: **446503002909800** Deposit: **50,000**
 Possession/Date: **Flexible/**
 Possession Rmks: **closing 2022**

Brokerage Information

List Date: **03/08/2023**
 List Brokerage: [Royal Lepage Lakes Of Muskoka - Clarke Muskoka Realty Brokerage-Port C](#)

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Sarah Shields, Employee
 Date Prepared: 03/09/2023

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Sunroom	Main	14' 9" X 14' 1"	4.50 X 4.29	
Living Room/Dining Room	Main	17' 9" X 28' 0"	5.41 X 8.53	
Kitchen	Main	19' 7" X 14' 3"	5.97 X 4.34	
Laundry	Main	7' 3" X 10' 4"	2.21 X 3.15	
Bedroom Primary	Main	14' 1" X 11' 8"	4.29 X 3.56	Walk-in Closet
Primary Ensuite Bathroom	Main	10' 2" X 6' 9"	3.10 X 2.06	3-Piece
Pantry	Main	5' 10" X 4' 4"	1.78 X 1.32	
Foyer	Main	10' 5" X 6' 7"	3.17 X 2.01	
Bathroom	Main	6' 11" X 6' 1"	2.11 X 1.85	2-Piece
Bedroom	Second	5' 10" X 9' 1"	1.78 X 2.77	
Bedroom	Second	14' 4" X 9' 1"	4.37 X 2.77	
Bathroom	Second	9' 10" X 5' 4"	3.00 X 1.63	3-Piece
Foyer	Second	14' 6" X 4' 11"	4.42 X 1.50	
Bedroom	Second	14' 4" X 11' 4"	4.37 X 3.45	
Den	Second	11' 8" X 7' 8"	3.56 X 2.34	
Bedroom	Second	10' 7" X 11' 9"	3.23 X 3.58	
Family Room	Second	24' 4" X 17' 6"	7.42 X 5.33	
<u>Desc:</u> above garage				
Sitting Room	Second	12' 0" X 5' 9"	3.66 X 1.75	
<u>Desc:</u> above garage				
Bathroom	Second	12' 0" X 5' 9"	3.66 X 1.75	3-Piece
<u>Desc:</u> above garage				
Bathroom	Second	7' 1" X 11' 4"	2.16 X 3.45	3-Piece

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