

# 14177 HIGHWAY 12, Waubaushene, Ontario L0K 2C0

Client Full  
**Active / Residential**

**14177 HIGHWAY 12 Waubaushene**

MLS®#: 40489781  
Price: **\$425,000**



## Simcoe County/Tay/TA76 - Rural Tay Bungalow/House



Water Body: **Sturgeon River**  
Type of Water: **River**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**  
Baths (F+H): **1 (1 + 0)**  
SF Fin Total: **835**  
AG Fin SF Range: **501 to 1000**  
AG Fin SF: **835/Other**  
DOM: **0**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$1,600.00/2022**

### Remarks/Directions

Public Rmks: **COZY WINTERIZED TWO BEDROOM HOME OR COTTAGE ON THE STURGEON RIVER WITH DIRECT ACCESS TO GEORGIAN BAY, ONLY 5 MINUTES OFF THE 400 HWY. THIS HOME IS COMPLETE WITH A FIELDSTONE FIREPLACE AND WALKOUT TO A PATIO OVERLOOKING THE RIVER. CALL TODAY TO VIEW THIS GEM!**

Directions: **Hwy 12 towards Midland about 4 kilometers to #14177 just past bridge large sign at end of driveway.**

### Common Elements

### Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Unobstructed Water View**  
Waterfront Features: **River Access, Riverfront**  
Dock Type: **None**  
Shoreline: **None** Boat House:  
Shore Rd Allow: **Owned** Frontage: **100.19**  
Channel Name: Exposure: **East**  
Island Y/N: **No**

### Exterior

Exterior Feat: **Patio(s)** Roof: **Metal**  
Construct. Material: **Vinyl Siding** Prop Attached: **Detached**  
Shingles Replaced: Foundation: **Block** Apx Age: **51-99 Years**  
Year/Desc/Source: // Rd Acc Fee:  
Property Access: **Municipal Road** Winterized: **Fully Winterized**  
Other Structures: **Shed**  
Garage & Parking: **Private Drive Single Wide//Gravel Driveway**  
Parking Spaces: **3** Driveway Spaces: **3.0** Garage Spaces:  
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup**  
Water Source: **Drilled Well** Water Tmnt: Sewer: **Septic**  
Lot Size Area/Units: / Acres Range: **< 0.5**  
Lot Front (Ft): **110.02** Lot Depth (Ft): **106.70**  
Location: **Rural** Lot Irregularities:  
Area Influences: **River/Stream, School Bus Route, Trails**  
View: **River**  
Topography: **Dry, Flat** Retire Com:  
Restrictions: **None** Fronting On: **East**  
Exposure:

### Interior

Interior Feat: **Ceiling Fans**  
Basement: **None** Basement Fin:  
Cooling: **None**  
Heating: **Fireplace-Gas, Gas, Unit Heater**  
Inclusions: **Dryer, Microwave, Refrigerator, Stove, Washer**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **PT LT CON 8 TAY PT 1 51R1312 EXCEPTPART 2, 51R1437; TAY**  
Zoning: **RU** Survey: **None/**  
Assess Val/Year: **\$140,000/2023** Hold Over Days: **90**  
PIN: **584960069** Occupant Type: **Vacant**  
ROLL: **435304000509700**  
Possession/Date: **Flexible/** Deposit: **5%**

### Brokerage Information

List Date: **09/25/2023**  
List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room</b>	<b>Main</b>	<b>11' 0" X 19' 2"</b>	<b>3.35 X 5.84</b>	
<b>Kitchen</b>	<b>Main</b>	<b>11' 0" X 11' 6"</b>	<b>3.35 X 3.51</b>	
<b>Bedroom</b>	<b>Main</b>	<b>7' 11" X 8' 9"</b>	<b>2.41 X 2.67</b>	
<b>Foyer</b>	<b>Main</b>	<b>7' 4" X 4' 1"</b>	<b>2.24 X 1.24</b>	
<u>Desc:</u> <b>30 sq ft area with bar</b>				
<b>Bathroom</b>	<b>Main</b>	<b>7' 11" X 11' 11"</b>	<b>2.41 X 3.63</b>	<b>3-Piece</b>
<u>Desc:</u> <b>with laundry</b>				
<b>Bedroom Primary</b>	<b>Main</b>	<b>15' 6" X 14' 8"</b>	<b>4.72 X 4.47</b>	

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