31 SANDERS Drive, Port Severn, Ontario L0K 1E0

Client Full
Active / Residential

31 SANDERS Dr Port Severn

MLS®#: 40395408
Price: **$1,789,000**

Muskoka/Georgian Bay/Georgian Bay
Bungalow Raised/House

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

	Beds	Baths	Kitch
Main	**3**	**1**	**1**

Beds (AG+BG):	**3** (**3** + **0**)
Baths (F+H):	**1** (**1** + **0**)
SF Fin Total:	**1,350**
AG Fin SF Range:	**1001 to 1500**
AG Fin SF:	**1,350/Owner**
DOM/CDOM	**3**/**3**
Common Interest:	**Freehold/None**
Tax Amt/Yr:	**$6,206.31/2023**

Remarks/Directions

Public Rmks: **Welcome to your dream waterfront cottage at 31 Sanders Drive, located on the picturesque Six Mile Lake in the heart of Muskoka, Ontario. This stunning 4-season cottage offers the perfect getaway for those seeking tranquility and relaxation in a beautiful natural setting With 3 cozy bedrooms and 1 spacious bathroom, this charming cottage is situated on a point of land over 1 acre in size, boasting over 700ft of pristine waterfrontage with a sandy beach perfect for swimming and sunbathing. You'll love the convenience of the 1 steal dock, 1 crib dock, and the double-wide dry land boathouse, providing easy access to the lake and all your water activities. This waterfront oasis offers breathtaking panoramic views facing east, south, and west, allowing you to enjoy spectacular sunrises and sunsets from your private retreat. The property is exceptionally private, surrounded by nature, and provides the perfect escape from the hustle and bustle of city life. Inside, you'll find a beautifully updated kitchen and a cozy wood-burning fireplace, perfect for chilly nights. The cottage has a heat pump for air conditioning and heating, ensuring comfort all year round. The Muskoka Room is perfect for relaxing and enjoying the serene surroundings. This waterfront gem is a must-see, offering the perfect blend of modern amenities and rustic charm. Don't miss your chance to own a piece of paradise in one of Canada's most sought-after locations. Please feel free to contact us today to schedule a viewing and experience the magic of 31 Sanders Drive for yourself.**

Directions: **Take Highway 400 North to exit 168 Crooked Bay Road straight to Hasketts Dr turn right on Sanders to #31 sign on property.**

Common Elements

Locker:
Balcony:

Waterfront

Features: **Water Access**
Dock Type: **None**
Shoreline: **Clean, Mixed, Rocky, Sandy**
Shore Rd Allow: **Owned**
Channel Name:
Boat House:
Frontage: **733.00**
Exposure: **South**
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Boathouse				**No**

Exterior

Exterior Feat: **Deck(s), Landscaped**
Construct. Material: **Vinyl Siding**
Shingles Replaced:
Year/Desc/Source: //
Property Access: **Public Road**
Other Structures: **Other**
Pool Features: **None**
Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
Parking Spaces:
Parking Level/Unit:
Services: **Electricity, Internet Other, Other**
Water Source: **Lake/River**
Lot Size Area/Units: **1.092/Acres**
Lot Front (Ft): **733.00**
Location: **Rural**
Area Influences: **Golf, Highway Access, Lake Access, Lake/Pond, Landscaped, Major Highway, Marina, Open Spaces, Park, Visual Exposure**
View:
Topography:
Restrictions: **None**
Foundation: **Block**
Driveway Spaces: **2.0**
Parking Assigned:
Water Tmnt: **UV System**
Acres Range: **0.50–1.99**
Lot Depth (Ft):
Lot Irregularities:
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **31-50 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces:
Licen Dwelling: **No**
Sewer: **Septic**
Acres Rent:
Lot Shape: **Irregular**
Land Lse Fee:
Retire Com: **No**
Fronting On: **West**
Exposure: **South**

Interior

Interior Feat: **Built-In Appliances, Ceiling Fans**
Basement: **Crawl Space**
Basement Fin: **Unfinished**

Laundry Feat:	**In Hall, Upper Level**		
Cooling:	**Ductless**		
Heating:	**Baseboard, Electric, Heat Pump, Woodstove**		
Fireplace:	**/Wood, Wood Stove**		FP Stove Op:
Under Contract:	**Propane Tank**		Contract Cost/Mo:
Inclusions:	**Built-in Microwave, Dishwasher, Dryer, Freezer, Hot Water Tank Owned, Microwave, Washer**		
Furnace Age:		Tank Age:	UFFI: **No**

Property Information

Common Elem Fee:	**No**		Local Improvements Fee:
Legal Desc:	**PCL 33264 SEC MUSKOKA;PT LT 12 PL M339 BAXTER PT 1 35R15088; TW PT 3 35R15088 GEORGIAN BAY; THE DISTRICT MUNICIPALITY OF MUSKOKA.**		
Zoning:	**SR-1**	Survey:	**Unknown**/
Assess Val/Year:	**$836,000/2023**	Hold Over Days:	
PIN:	**480201233**	Occupant Type:	**Owner**
ROLL:	**446503002907900**		
Possession/Date:	**Flexible**/	Deposit:	**5%**

Brokerage Information

List Date: **03/29/2023**

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: 04/01/2023

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen/Living Room	**Main**	**27' 5" X 21' 6"**	**8.36 X 6.55**	
Porch	**Main**	**13' 6" X 15' 2"**	**4.11 X 4.62**	
Foyer	**Main**	**12' 0" X 6' 4"**	**3.66 X 1.93**	
Bathroom	**Main**	**11' 9" X 6' 2"**	**3.58 X 1.88**	**3-Piece**
Bedroom Primary	**Main**	**11' 3" X 14' 5"**	**3.43 X 4.39**	
Bedroom	**Main**	**11' 2" X 11' 2"**	**3.40 X 3.40**	
Bedroom	**Main**	**10' 8" X 10' 8"**	**3.25 X 3.25**	

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