

165 KOETSIER Lane, Honey Harbour, Ontario L0K 1S0

Listing

Client Full
Active / Residential

165 KOETSIER Ln Honey Harbour

Listing ID: 40546300
Price: **\$3,995,000**



Muskoka/Georgian Bay/Georgian Bay 2 Storey/House



Water Body: **Georgian Bay**
Type of Water: **Bay**

	Beds	Baths	Kitch
Main	5	4	1
Second	2	2	

Beds (AG+BG): **7 (7 + 0)**
 Baths (F+H): **6 (5 + 1)**
 SF Fin Total: **5,021**
 AG Fin SF Range: **5001 to 6000**
 AG Fin SF: **5,021/LBO provide**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$8,444.00/2023**

Remarks/Directions

Public Rmks: **This nearly 4-acre estate with an astounding 365 feet of breathtaking water frontage along the pristine Georgian Bay. This property features three detached residences, a detached garage, and a tennis court, making it an ideal haven for a large or multi-generational family seeking the perfect blend of space, privacy, and recreation. This elegant residence showcases five spacious bedrooms, the main living area is adorned with a screened-in sunroom that invites the beauty of the outdoors inside. The primary bedroom boasts an additional sunroom. At the heart of the home, a cozy wood-burning fireplace beckons you to unwind and create lasting memories. In addition to the main house, the property offers a generously sized bunkie that provides guest accommodations. The bunkie also features a screened-in porch overlooking the water. For those seeking ultimate relaxation, a separate sauna house awaits, complete with a bathroom and additional living space. The large dock is capable of accommodating 8+ boats. This remarkable property grants you access to some of the finest waterways in the world. Additionally, the property's strategic proximity to Highway 400 grants seamless connectivity to nearby amenities. For those seeking a taste of city life, the GTA is 2-hour drive away. Immerse yourself in the beauty of this remarkable property and seize the opportunity to make it your own.**

Directions: **Take Hwy 400 to Crooked Bay Road/Georgian Bay Road follow to Koetsier Lane 165 Sign on.**

Waterfront

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

Water View: **Unobstructed Water View**
 Boat House: **Boathouse-Multiple Slips**
 Frontage: **365.00**
 Exposure: **South, West**
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other	1	1		No
Guest House	1	1		Yes

Exterior

Exterior Feat: **Deck(s), Lawn Sprinkler System, Porch, Tennis Court**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **1998//Other**
 Property Access: **Private Road, Year Round Road**
 Other Structures: **Gazebo, Sauna**
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **6**
 Parking Level/Unit:
 Services: **Cell Service, Electricity**

Roof: **Cedar**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**

Garage Spaces: **2.0**
 Licen Dwelling: **No**

Water Source: **Lake/River**
 Water Tmnt: **Heated Water Line, Reverse Osmosis, Sediment Filter**

Sewer: **Septic**

Lot Size Area/Units: **3.890/Acres**
 Lot Front (Ft): **365.00**
 Location: **Rural**
 Area Influences: **Beach, Golf, Lake/Pond, Landscaped, Major Highway, Marina, Park, Place of Worship, Skiing, Trails, Visual Exposure**

Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:

View: **Bay, Beach, Clear, Lake, Water**
 Topography: **Dry, Flat, Rocky, Terraced**
 Restrictions: **Unknown**

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

Interior

Interior Feat: **Ceiling Fans, Central Vacuum, Guest Accommodations, Propane Tank, Sauna, Water Heater Owned**
 Security Feat: **Alarm System, Monitored**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Basement Feat: **Other**
 Laundry Feat: **Inside, Laundry Room, Main Level**
 Cooling: **None**
 Heating: **Forced Air-Propane, Propane**
 Fireplace: **1/Wood** FP Stove Op:
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: CON 13 LOT 30 RP BR629, PART 2 GEORGIAN BAY	Survey: None/
Zoning: SR-1	Hold Over Days: 90
Assess Val/Year: \$1,075,000/2023	Occupant Type: Owner
PIN: 480130140	
ROLL: 446503003702200	
Possession/Date: Flexible/	Deposit: 5%

Brokerage Information

List Date: **03/15/2024**
 List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)


 Source Board: The Lakelands Association of REALTORS®
 Prepared By: Myan Mclean, Employee
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