1074 WOODINGTON Road Unit #7, Minett, Ontario P0B 1J0

Client Full | **1074 WOODINGTON Rd #7 Minett** | **MLS®#: 40419835**

Active / Residential | Price: **$6,295,000**

Muskoka/Muskoka Lakes/Medora

2 Storey/House

Water Body: **Lake Rosseau**

Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	2	1	
Main	1	2	1
Second	2	2	

Beds (AG+BG):	**5** (**3** + **2**)
Baths (F+H):	**5** (**4** + **1**)
SF Fin Total:	**5,896**
AG Fin SF Range:	**5001 to 6000**
AG Fin SF:	**5,896/Other**
DOM/CDOM	0/0
Common Interest:	**Freehold/None**
Tax Amt/Yr:	**$17,661.39/2022**

Remarks/Directions

Public Rmks: **Escape to your own private oasis on the shores of Lake Rosseau in Muskoka. This magnificent 3-acre property offers a rare opportunity to own a stunning estate with 300 feet of pristine lake frontage. With 5 bedrooms and 5 bathrooms, this luxurious retreat is designed to accommodate family and friends in style. As you approach the property, a private driveway winds through the lush landscape, leading you to a picturesque home that seamlessly blends modern elegance with the beauty of nature. Step inside to discover your open-concept living space with vaulted ceilings and expansive windows throughout which offer breathtaking views of the surrounding landscape and glistening lake waters. The gourmet kitchen is a chef's delight, featuring high-end appliances, custom cabinetry, and a spacious center island. Adjacent to the kitchen is a stylish dining area, perfect for hosting memorable meals with loved ones Outside, immerse yourself in the natural beauty that surrounds you. The sprawling grounds are a haven of tranquility, towering trees, and an expansive stone terrace ideal for entertaining and enjoying the panoramic lake views. The double slip boat house offers 26ft, and 28ft slips, 650square feet living quarters with a kitchenette and large sun deck for soaking up the sun. a sought-after location known for its breathtaking landscapes and outdoor activities, such as golfing, hiking biking swimming, boating, and more! * Photo's will be updated mid week**

Directions: **Peninsula Road to Woodington Road to 1074 #7**

Common Elements

Waterfront

Features:	**Other**		
Dock Type:	**Private Docking**	Boat House:	**Boat House**
Shoreline:		Frontage:	**300.00**
Shore Rd Allow:	**Owned**	Exposure:	**East**
Channel Name:		Island Y/N:	**No**

Exterior

Construct. Material:	**Cedar**			Roof:	**Shake**
Shingles Replaced:		Foundation:	**Poured Concrete**	Prop Attached:	**Detached**
Year/Desc/Source:	**2005//Other**			Apx Age:	**16-30 Years**
Property Access:	**Private Road, Public Road**			Rd Acc Fee:	
Garage & Parking:	**Private Drive Single Wide**				
Parking Spaces:		Driveway Spaces:	**4.0**	Garage Spaces:	
Water Source:	**Lake/River**	Water Tmnt:		Sewer:	**Septic**
Lot Size Area/Units:	**3.210/Acres**	Acres Range:	**2-4.99**	Acres Rent:	
Lot Front (Ft):	**295.00**	Lot Depth (Ft):	**0.00**	Lot Shape:	
Location:	**Rural**	Lot Irregularities:		Land Lse Fee:	
Area Influences:	**Beach, Golf, Marina**				

Interior

Interior Feat:	**Water Heater**		
Basement:	**Full Basement**	Basement Fin:	**Fully Finished**
Cooling:	**Central Air**		
Heating:	**Forced Air-Propane**		
Fireplace:	**2**	FP Stove Op:	
Inclusions:	**Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer**		

Property Information

Common Elem Fee:	**No**	Local Improvements Fee:	
Legal Desc:	**PT LT 21-22 CON 9 MEDORA PT 5, 6, 8, 9 35R21275; S/T DM365718; T/W DM369143; MUSKOKA LAKES**		
Zoning:	**WR1**	Survey:	**Boundary Only**/
Assess Val/Year:	**$2,934,000/2022**	Hold Over Days:	
PIN:	**481480407**	Occupant Type:	**Vacant**
ROLL:	**445304001400600**		
Possession/Date:	**Flexible**/	Deposit:	**5%**

Brokerage Information

List Date: **05/15/2023**

List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port (**

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Sarah Shields, Employee
Date Prepared: 05/15/2023

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	**Main**	**13' 5" X 19' 9"**	**4.09 X 6.02**	
Sunroom	**Main**	**15' 4" X 13' 4"**	**4.67 X 4.06**	
Pantry	**Main**	**7' 3" X 15' 6"**	**2.21 X 4.72**	
Dining Room	**Main**	**17' 4" X 13' 3"**	**5.28 X 4.04**	
Living Room	**Main**	**17' 7" X 22' 2"**	**5.36 X 6.76**	
Foyer	**Main**	**11' 0" X 16' 11"**	**3.35 X 5.16**	
Bathroom	**Main**			**2-Piece**
Bedroom Primary	**Main**	**15' 0" X 14' 3"**	**4.57 X 4.34**	
Primary Ensuite Bathroom	**Main**			**5+ Piece**
Sitting Room	**Second**	**15' 7" X 11' 3"**	**4.75 X 3.43**	
Bedroom	**Second**	**12' 7" X 19' 10"**	**3.84 X 6.05**	**5+ Piece**
Bedroom	**Second**	**13' 2" X 19' 9"**	**4.01 X 6.02**	**4-Piece**
Sitting Room	**Basement**	**20' 1" X 10' 10"**	**6.12 X 3.30**	
Bathroom	**Basement**	**14' 9" X 6' 11"**	**4.50 X 2.11**	**3-Piece**
Bedroom	**Basement**	**16' 8" X 13' 10"**	**5.08 X 4.22**	
Recreation Room	**Basement**	**21' 0" X 41' 0"**	**6.40 X 12.50**	
Bedroom	**Basement**	**15' 1" X 12' 2"**	**4.60 X 3.71**	
Bathroom	**Second**			**5+ Piece**
Desc: **Ensuite of bedroom**				
Bathroom	**Second**			**4-Piece**
Desc: **Ensuite of bedroom**				

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