

490 CROOKED BAY Road, Port Severn, Ontario L0K 1S0

Client Full
Active / Residential

490 CROOKED BAY Rd Port Severn

Listing ID: 40612188
Price: **\$2,495,000**



Muskoka/Georgian Bay/Georgian Bay Bungalow/House



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

	Beds	Baths	Kitch
Main		1	
Second	3	2	1

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **3 (2 + 1)**
SF Fin Total: **3,258**
AG Fin SF Range: **3001 to 4000**
AG Fin SF: **3,258/Other**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$5,900.00/2023**

Remarks/Directions

Public Rmks: **Welcome to Six Mile Lake Retreat! This exceptional waterfront cottage on Six Mile Lake in Muskoka offers the perfect blend of luxury, comfort, and natural beauty. With stunning views and easy access to the waterfront. A host of impressive features, this property is a true gem. This spacious main cottage boasts 3 bedrooms and 3 bathrooms, providing ample room for family and guests. With approximately 3,258 square feet of living space, you'll have plenty of room to relax and unwind. The large deck overlooking the lake offers breathtaking panoramic views, perfect for enjoying your morning coffee or hosting unforgettable gatherings. Stay comfortable year-round with the standby generator ensuring uninterrupted power supply and efficient AC and heating systems. Just steps away from the lake, you'll find a charming bunkie that includes 2 cozy bedrooms and 1 bathroom. With approximately 388 square feet, it offers additional space for guests or a peaceful retreat. The property features a single car heated shop, providing a versatile space for hobbies, storage, or a workshop. An attached double wide garage offers ample room to park your vehicles and store your outdoor equipment. Enjoy the convenience of a double slip boathouse with boat lifts, allowing you to easily access the pristine waters of Six Mile Lake. A separate dock provides abundant space for parking additional watercraft and enjoying the waterfront. Immerse yourself in the beauty of the property's meticulously landscaped grounds, featuring enchanting gardens, decks, and patios. Lounge on the sandy beach, soak up the all-day sun, and take in the expansive views that surround you. The property is easily accessible year-round, situated on a township maintained road and conveniently close to town. Experience the Muskoka lifestyle at its finest.**

Directions: **Take Highway 400 to Crooked Bay Exit .Follow Crooked Bay Rd to 490 sign on property**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Unobstructed Water View**
Waterfront Features: **Beach Front**
Dock Type: **Private Docking** Boat House:
Shoreline: Frontage: **190.00**
Shore Rd Allow: **Owned** Exposure: **East**
Channel Name: Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	2	2		

Exterior

Exterior Feat: **Built-In BBQ, Landscaped, Patio(s), Recreational Area, Year Round Living**
Construct. Material: **Vinyl Siding** Roof: **Asphalt Shingle**
Shingles Replaced: Foundation: **Block** Prop Attached: **Detached**
Year/Desc/Source: **1980//Other** Apx Age: **31-50 Years**
Property Access: **Public Road** Rd Acc Fee:
Other Structures: **Other** Winterized: **Fully Winterized**
Garage & Parking: **Detached Garage//Private Drive Double Wide**
Parking Spaces: **10** Driveway Spaces: **10.0** Garage Spaces: **2.0**
Parking Level/Unit: Parking Assigned: Licen Dwelling: **No**
Water Source: **Drilled Well** Water Tmnt: **UV System** Sewer: **Septic**
Lot Size Area/Units: **1.470/Acres** Acres Range: **0.50-1.99** Acres Rent:
Lot Front (Ft): **190.00** Lot Depth (Ft):
Location: **Rural** Lot Irregularities:
Area Influences: **Beach, Campground, Cul de Sac/Dead End, Highway Access, Lake Access, Landscaped, Marina** Land Lse Fee:
View: Retire Com: **No**
Topography: Fronting On: **East**
Restrictions: Exposure: **East**

Interior

Interior Feat: **Water Heater Owned**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Laundry Feat: **In Basement**
Cooling: **Central Air**
Heating: **Forced Air-Propane**
Fireplace: **/Fireplace Insert, Wood** FP Stove Op:

Under Contract: **Propane Tank**
Inclusions: **Dishwasher**
Furnace Age:

Tank Age:

Contract Cost/Mo:

UFFI: **No**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PCL-13327.SEC MUSKOKA;PT LOT 22 CON 14 BAXTER AS IN PM3895 AND PART 1 35R18264;TOWNSHIP OF GEORGIAN BAY THE DISTRICT MUNICIPLALITY OF MUSKOKA	
Zoning: SR	Survey: None/
Assess Val/Year: \$931,000/2023	Hold Over Days: 90
PIN: 480201487	Occupant Type: Owner
ROLL: 446503003609400	
Possession/Date: Flexible/	Deposit: 5%

Brokerage Information

List Date: **06/28/2024**
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
Date Prepared: 06/28/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by itsorealestate.ca. All rights reserved.

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.