

1213 INNISFREE Road Unit #LOT 3, Port Carling, Ontario P0B 1J0

Client Full
Active / Residential

1213 INNISFREE Rd #LOT 3 Port Carling

MLS® #: **40461497**
Price: **\$4,995,000**



Muskoka/Muskoka Lakes/Medora
2 Storey/House



Water Body: **Lake Muskoka**
Type of Water: **Lake**

	Bed	Bath	Kitch
Main	2	2	1

Bed (AG+BG): **2 (2 + 0)**
Bath (F+H): **2 (1 + 1)**
SF Fin Total: **1,336**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,336/Other**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$8,764.24/2023**

Remarks/Directions

Public Rmks: **Experience the epitome of lakeside living at this exceptional Lake Muskoka property, situated on a captivating point of land. With its commanding presence, this piece of paradise offers multiple exposures and exposed rock terrain, creating an environment of natural beauty. Enjoy sweeping panoramic views that stretch out in every direction, immersing you in the picturesque landscape. The property boasts an impressive 302 feet of frontage along the pristine shoreline, providing ample space to bask in the tranquility of the lake. The 1336 square foot quaint older cottage is a treasure of its own, with its timeless charm and character. Featuring two main floor bedrooms and two baths, as well as a charming attic space with extra sleeping accommodations, this cottage accommodates both relaxation and socializing. The wood-burning fireplace adds warmth and ambiance, while the dining room offers a front-row seat to the mesmerizing waters. Embrace the opportunity to own a piece of Lake Muskoka's history and create cherished memories in this captivating retreat.**

Directions: **Turn onto Acton Island Rd from Hwy 169 and turn left onto INNISFREE rd, follow to #1213 (Lot 3) The cottage is straight ahead on the point**

Common Elements

Waterfront

Features: **Stairs to Waterfront**
Dock Type: **Private Docking**
Shoreline: **Deep, Rocky**
Shore Rd Allow: **None**
Channel Name:
Boat House:
Frontage: **302.00**
Exposure: **North, East, South**
Island Y/N: **No**

Exterior

Construct. Material: **Wood**
Shingles Replaced:
Year/Desc/Source: **//**
Property Access: **Municipal Road, Year Round Road**
Other Structures:
Garage & Parking: **Private Drive Single Wide**
Parking Spaces: **4**
Water Source: **Lake/River**
Lot Size Area/Units: **/**
Lot Front (Ft): **302.00**
Location: **Rural**
Area Influences: **Golf, Lake/Pond, Shopping Nearby, Trails**
View: **Lake, Water**
Topography: **Flat, Rocky, Sloping**
Restrictions:
Foundation: **Piers**
Driveway Spaces: **4.0**
Water Tmnt: **0.50-1.99**
Acres Range: **0.00**
Lot Depth (Ft): **0.00**
Lot Irregularities:
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **Unknown**
Rd Acc Fee:
Winterized: **Not Winterized**
Garage Spaces:
Sewer: **Septic**
Acres Rent:
Lot Shape:
Land Lse Fee:
Retire Com:
Fronting On: **West**
Exposure: **North, East, South**

Interior

Interior Feat: **Other**
Basement: **None**
Cooling: **None**
Heating: **Baseboard, Fireplace-Wood**
Fireplace: **/Wood**
Inclusions: **Other**
Basement Fin:
FP Stove Op:

Property Information

Common Elem Fee: **No**
Legal Desc: **PCL 13211 SEC MUSKOKA; PT LT 22 CON D MEDORA AMENDED BY LT64764 AS IN LT26909 T/W LT26909, T/W LT71868; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA TOGETHER WITH AN EASEMENT OVER PART LOT 22, CONCESSION D , MEDORA, See Schedule B**
Zoning: **WR1**
Assess Val/Year: **\$1,414,000/2022**
PIN: **481550255**
ROLL: **445306001904300**
Local Improvements Fee:
Survey: **Available/**
Hold Over Days: **90**
Occupant Type: **Owner**

Possession/Date: **Other/**

Deposit: **5%**

Brokerage Information

List Date: **08/10/2023**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)



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Source Board: The Lakelands Association of REALTORS®
Prepared By: Laura Billings, Employee
Date Prepared: 08/10/2023

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	32' 1" X 12' 6"	9.78 X 3.81	
Kitchen	Main	11' 2" X 9' 9"	3.40 X 2.97	
Dining Room	Main	9' 3" X 9' 9"	2.82 X 2.97	
Bedroom	Main	11' 2" X 6' 10"	3.40 X 2.08	
Bedroom	Main	9' 4" X 10' 8"	2.84 X 3.25	
Bathroom	Main	11' 4" X 6' 1"	3.45 X 1.85	4-Piece
Bathroom	Main	3' 5" X 6' 1"	1.04 X 1.85	2-Piece
Loft	Second	25' 4" X 19' 9"	7.72 X 6.02	

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