

# 1223 INNISFREE RD LOT 4/5, Port Carling, Ontario P0B 1J0

Client Full

**1223 INNISFREE RD LOT 4/5 Port Carling**

Listing ID: 40543672

**Active / Residential**

Price: **\$2,995,000**

**Muskoka/Muskoka Lakes/Medora  
Bungalow/House**



Water Body: **Lake Muskoka**

Type of Water: **Lake**



|      | Beds | Baths | Kitch |
|------|------|-------|-------|
| Main | 4    | 1     | 1     |

Beds (AG+BG): **4 (4 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **1,138**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,138/Other**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,985.44/2023**

**Remarks/Directions**

Public Rmks: **Indulge in the quintessential Lake Muskoka lifestyle with this charming beach cottage, a harmonious blend of comfort and natural beauty. The 1138 square foot cottage boasts four bedrooms and one bath, providing ample space for family and friends to gather. Nestled right at the water's edge, the cottage offers uninterrupted views and easy access to the serene lake. Accompanying the main cottage is a 265 square foot bunkie, providing additional accommodations for guests and enhancing the overall experience. The highlight of this property is the generous screened porch that beckons relaxation, offering the perfect vantage point to absorb the tranquil scenery. Situated on a level lot, this retreat provides a seamless connection to the outdoors. A two-slip boathouse with a spacious sundeck allows for effortless lake activities. The wood-burning fireplace exudes warmth and charm, creating a cozy ambiance during cooler evenings. This property consists of two lots, Lot 4 and Lot 5, each ~1 Acre. Embrace the lakefront lifestyle and create lasting memories in this idyllic haven on Lake Muskoka by preserving the character of the older buildings or embark on the journey of constructing a New Dream cottage. NOTE: There are four contiguous properties available and offers for multiple properties will be considered (see attached survey)**

Directions: **Turn onto Acton Island Rd from Hwy 169 and turn left onto INNISFREE rd, follow to #1223 (Lot 4/5) The cottage is to the left with a bunkie and and 2 slip flat top boathouse.**

**Waterfront**

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**  
 Waterfront Features: **Beach Front**  
 Dock Type: **Private Docking** Boat House: **Boat House, Boathouse-Double Slips, Boathouse-Two Storey**  
 Shoreline: **Clean, Deep, Sandy** Frontage: **300.00**  
 Shore Rd Allow: **Owned** Exposure: **East, South**  
 Channel Name: Island Y/N: **No**

**Auxiliary Buildings**

| Building Type    | Beds     | Baths    | # Kitchens | Winterized |
|------------------|----------|----------|------------|------------|
| <b>Bunkhouse</b> | <b>1</b> | <b>1</b> |            | <b>No</b>  |

**Exterior**

Construct. Material: **Wood** Roof: **Asphalt Shingle**  
 Shingles Replaced: Foundation: **Piers** Prop Attached: **Detached**  
 Year/Desc/Source: // Apx Age: **Unknown**  
 Property Access: **Municipal Road, Year Round Road** Rd Acc Fee:  
 Other Structures: **Shed** Winterized: **Not Winterized**  
 Garage & Parking: **Front Yard Parking** Garage Spaces:  
 Parking Spaces: **4** Driveway Spaces: **4.0** Sewer: **Septic**  
 Water Source: **Lake/River** Water Tmnt:  
 Lot Size Area/Units: / Acres Range: **0.50-1.99** Acres Rent:  
 Lot Front (Ft): **300.00** Lot Depth (Ft): **0.00** Lot Shape: **Rectangular**  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Golf, Marina, Shopping Nearby** Land Lse Fee:  
 View: **Bay, Lake** Retire Com:  
 Topography: **Flat, Wooded/Treed** Fronting On: **North**  
 Restrictions: Exposure: **East, South**

**Interior**

Interior Feat: **Ceiling Fans**  
 Basement: **None** Basement Fin:  
 Cooling: **None**  
 Heating: **Baseboard, Fireplace-Wood**  
 Fireplace: **1/Living Room, Wood** FP Stove Op:  
 Inclusions: **Refrigerator, Stove**

**Property Information**

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PCL 14159 SEC MUSKOKA; PT LT 22 CON D MEDORA AMENDED BY LT64764 AS IN LT29875 (SECONDLY) S/T & T/W LT29875, S/T RIGHT TO CONSTRUCT A ROAD ON THE SAID RIGHT OF WAY AND FOR SO DOING TO CUT DOWN AND KEEP ANY TREES AND SHRUBBERY, T/W LT71863; See Schedule B**  
 Zoning: **WR1** Survey: **Available/**  
 Assess Val/Year: **\$643,000/2023** Hold Over Days:  
 PIN: **481550252** Occupant Type: **Owner**  
 ROLL: **445306001904400**  
 Possession/Date: **Other/** 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: Laura Billings, Employee  
 Date Prepared: 03/15/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
 POWERED by [itsorealestate.ca](https://itsorealestate.ca). All rights reserved.

**Listing ID: 40543672**

| <u>Room</u>            | <u>Level</u> | <u>Dimensions</u>      | <u>Dimensions (Metric)</u> | <u>Room Features</u> |
|------------------------|--------------|------------------------|----------------------------|----------------------|
| <b>Living Room</b>     | <b>Main</b>  | <b>14' 6" X 14' 8"</b> | <b>4.42 X 4.47</b>         | <b>Fireplace</b>     |
| <b>Kitchen</b>         | <b>Main</b>  | <b>7' 6" X 9' 3"</b>   | <b>2.29 X 2.82</b>         |                      |
| <b>Bedroom Primary</b> | <b>Main</b>  | <b>12' 9" X 9' 9"</b>  | <b>3.89 X 2.97</b>         |                      |
| <b>Bedroom</b>         | <b>Main</b>  | <b>9' 7" X 11' 2"</b>  | <b>2.92 X 3.40</b>         |                      |
| <b>Bedroom</b>         | <b>Main</b>  | <b>8' 7" X 12' 9"</b>  | <b>2.62 X 3.89</b>         |                      |
| <b>Bedroom</b>         | <b>Main</b>  | <b>8' 7" X 13' 0"</b>  | <b>2.62 X 3.96</b>         | <b>3-Piece</b>       |
| <b>Bathroom</b>        | <b>Main</b>  | <b>7' 11" X 8' 7"</b>  | <b>2.41 X 2.62</b>         | <b>3-Piece</b>       |
| <b>Sunroom</b>         | <b>Main</b>  | <b>31' 1" X 7' 6"</b>  | <b>9.47 X 2.29</b>         |                      |

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.