

1533 FALKENBURG Road, Bracebridge, Ontario P1L 0J8

Client Full
Active / Residential

1533 FALKENBURG Rd Bracebridge

Listing ID: 40542057
 Price: **\$1,499,000**



Muskoka/Muskoka Lakes/Monck (Muskoka Lakes)

2 Storey/House



Water Body: **Bard Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	1	1	
Main	1	1	1
Second	2	1	

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **2,946**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,946/Plans**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,033.66/2023**

Remarks/Directions

Public Rmks: **Welcome to 1533 Falkenburg Road, this property boasts a lovely countryside 4 BR log home with large, separate oversized 4 car garage, one bay has room to park an RV. Nestled in the community of Bardville and close to the town of Bracebridge, the home is surrounded by 90 acres of land with a mix of agriculture, hardwood/softwood trees and water, offering tranquility and a connection to nature. As you enter the grounds, you'll be captivated by the beauty that surrounds you. Lush green fields stretch as far as the eye can see, providing ample space for various possibilities. The expansive acreage offers endless potential for agricultural endeavours, outdoor activities, or even the creation of your own private oasis. Another inviting feature of this property is the direct access to Bard Lake. Immerse yourself in the serene atmosphere as you indulge in fishing off the dock, paddle boarding or canoeing. The lake provides a peaceful setting where you can unwind and escape the hustle and bustle of everyday life. Located on Falkenburg Road, this property enjoys easy access to nearby amenities, ensuring convenience without compromising the tranquility of your rural retreat. Embrace the best of both worlds, where you can enjoy a serene countryside lifestyle while still being within reach of modern conveniences.**

Directions: **Highway 118 to Butter and Egg Rd to Falkenburg Rd**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **No Water View**
 Waterfront Features: **Other**
 Dock Type: **Private Docking**
 Shoreline: **Natural** Boat House:
 Shore Rd Allow: **None** Frontage: **300.00**
 Channel Name: Exposure:
 Island Y/N: **No**

Exterior

Construct. Material: **Log** Foundation: **Concrete** Roof: **Metal**
 Shingles Replaced: // Prop Attached: **Detached**
 Year/Desc/Source: // Apx Age: **16-30 Years**
 Property Access: **Year Round Road**
 Garage & Parking: **Detached Garage//Outside/Surface/Open** Rd Acc Fee:
 Parking Spaces: **14** Driveway Spaces: **10.0** Garage Spaces: **4.0**
 Water Source: **Drilled Well** Water Tmnt: Sewer: **Septic Approved**
 Lot Size Area/Units: **90.780/Acres** Acres Range: **50-99.99** Acres Rent:
 Lot Front (Ft): **514.00** Lot Depth (Ft): **0.00** Lot Shape:
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Highway Access, Lake Access, Rec./Community Centre, Schools**
 Topography: Fronting On: **North**

Interior

Interior Feat: **Ceiling Fans, Central Vacuum, On Demand Water Heater, Propane Tank**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Cooling: **None**
 Heating: **Baseboard, Electric, Fireplace-Wood, In-Floor, Radiant**
 Fireplace: **2/Family Room, Fireplace Insert, Wood** FP Stove Op:
 Inclusions: **Central Vac, Dryer, Refrigerator, Stove, Washer**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 14 CON 10 MONCK AS IN DM335895; MUSKOKA LAKES**
 Zoning: **RU1/EP** Survey: **Unknown/**
 Assess Val/Year: **\$504,000/2022** Hold Over Days:
 PIN: **481610227** Occupant Type: **Owner**
 ROLL: **445309000703702**
 Possession/Date: **30 - 59 Days/** Deposit: **50,000**

Brokerage Information

List Date: **02/16/2024**

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: Myan Mclean, Employee

Date Prepared: 02/16/2024

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