

49 MINTENS Lane E, Port Severn, Ontario L0K 1E0

Client Full
Active / Residential

49 MINTENS Ln E Port Severn

Listing ID: 40607777
Price: **\$1,680,000**



Muskoka/Georgian Bay/Georgian Bay

1.5 Storey/House



Water Body: **Little***

Type of Water: **Lake**

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

Beds (AG+BG): **4 (2 + 2)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **2,839**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,839/Other**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,711.00/2023**

Remarks/Directions

Public Rmks: **Welcome to this stunning waterfront property located in Port Severn, on picturesque Little Lake, which is part of the Trent Severn waterway. As you step through the bright main foyer and into the main living area, you'll be greeted by a warm and inviting atmosphere, accentuated by a propane fireplace that adds both charm and coziness to the space. The open concept design allows for seamless flow between the living, dining, and kitchen areas, making it ideal for both everyday living and entertaining. With four spacious bedrooms and three bathrooms, this home offers ample space for a family or those who appreciate generous living areas. The kitchen features modern appliances, ample storage, and spacious countertops for ease of meal preparation and a focal point for casual gatherings. The walkout from the family room leads directly to the outdoor spaces, with meticulously maintained perennial gardens and various seating areas where you may enjoy the songbirds and sunshine in a comfortable and inviting atmosphere. One of the most exciting features of this property is its waterfront finishes. The boathouse includes a boat lift, allowing you to easily launch your watercraft and explore the waters of Little Lake, Gloucester Pool and beyond. Whether you enjoy boating, fishing, or simply relaxing by the water, this property offers the perfect setting to indulge in your favourite waterfront activities. Additional amenities include a generator, ensuring that you have a reliable power source during any unforeseen circumstances, and an electric vehicle charger, catering to those who own electric cars and promoting sustainability. Overall, this waterfront property on Little Lake is a true gem. With its impeccable maintenance, thoughtful design, and attention to detail, it offers a harmonious blend of comfort, elegance, and natural beauty, providing an idyllic retreat for those seeking a waterfront lifestyle.**

Directions: **EXIT HWY 11 AT EXIT 156 GO TO LONE PINE ROAD AND TURN RIGHT ONTO MINTENS LANE JUST PAST PARK GO TO #49 SIGN ON PROPERTY**

Waterfront

Waterfront Type: Direct Waterfront	Water View: Unobstructed Water View
Waterfront Features: Seawall, Trent System	
Dock Type: Private Docking	Boat House: Boat House, Boathouse-Single Slip
Shoreline: Mixed	Frontage: 100.00
Shore Rd Allow: Owned	Exposure: East
Channel Name:	Island Y/N: No

Auxiliary Buildings

<u>Building Type</u>	<u>Beds</u>	<u>Baths</u>	<u># Kitchens</u>	<u>Winterized</u>
Other				
Boathouse				

Exterior

Exterior Feat: Landscaped, Patio(s), Recreational Area	Roof: Asphalt Shingle
Construct. Material: Vinyl Siding	Prop Attached: Detached
Shingles Replaced:	Apx Age: 16-30 Years
Year/Desc/Source: 1999/Completed / New/Other	Rd Acc Fee:
Foundation: Concrete	Winterized: Fully Winterized
Property Access: Municipal Road	
Other Structures:	
Garage & Parking: Attached Garage//Private Drive Double Wide	Garage Spaces: 2.0
Parking Spaces: 4	Licen Dwelling: No
Parking Level/Unit:	Parking Assigned:
Water Source: Municipal	Water Tmnt:
Lot Size Area/Units: /	Acres Range: < 0.5
Lot Front (Ft): 100.00	Lot Depth (Ft):
Location: Rural	Lot Irregularities:
Area Influences: Beach, Golf, Highway Access, Landscaped, Library, Major Highway, Marina, Park, Place of Worship, Playground Nearby, Rec./Community Centre, Shopping Nearby, Skiing, Trails	Land Lse Fee:
View: Lake, Marina	Retire Com: No
Topography:	Fronting On: West
Restrictions: None	Exposure:

Interior

Interior Feat: **Central Vacuum, Propane Tank**
 Security Feat: **Security System**

Basement: **Full Basement** Basement Fin: **Fully Finished**
Laundry Feat: **Main Level**
Cooling: **Central Air**
Heating: **Fireplace-Propane, Forced Air-Propane**
Under Contract: **Propane Tank**
Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Contract Cost/Mo:

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 28 CON 2 BAXTER PT 1 & 2 35R4339; S/T DM59678; GEORGIAN BAY	Survey: Available/
Zoning: SR	Hold Over Days:
Assess Val/Year: \$718,000/2023	Occupant Type: Owner
PIN: 480180509	Deposit: 5%
ROLL: 446503001501900	
Possession/Date: Flexible/	

Brokerage Information

List Date: **06/19/2024**
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
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