1213 INNISFREE ROAD LOT 1, Port Carling, Ontario P0B 1J0

Client Full | **1213 INNISFREE ROAD LOT 1 Port Carling** | **Listing ID: 40543653**

Active / Land | Price: **$1,695,000**

Muskoka/Muskoka Lakes/Monck (Muskoka Lakes)

Residential

Water Body: **Lake Muskoka**
Type of Water: **Lake**
Tax Amt/Yr: **$2,870/2023**
Zoning: **WR1**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **0.50–1.99**
Frontage: **132.00**
Lot Dimensions: **132**
Lot Irregularities:
Lot Shape:
Common Interest: **Freehold/None**
Tax Amt/Yr: **$2,870/2023**

Remarks/Directions

Public Rmks: **The perfect opportunity to build your dream getaway on this picturesque vacant land located on coveted Lake Muskoka. With ~1 acre of gently sloping terrain, this property offers ample space for your creative vision. Boasting 132 feet of frontage along the serene shoreline, you'll have plenty of room to enjoy water activities and breathtaking views. The northeast exposure ensures that you'll wake up to stunning sunrises and enjoy natural light throughout the day. Situated conveniently close to both Port Carling and Bala, you'll have easy access to local amenities and attractions. Don't miss out on the chance to own a slice of paradise in this sought-after location. NOTE: There are four contiguous properties available and offers for multiple properties will be considered (see attached survey)**

Directions: **Hwy 169 to Acton Island Rd, turn on to Innisfree Rd and follow to Lot 1, SOP**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Water Access**
Dock Type: **None**
Shoreline:
Shore Rd Allow: **None**
Island Y/N: **No**

Water View: **Direct Water View**
Frontage: **132.00**
Exposure:

Exterior

Property Access: **Municipal Road, Year Round Road**
Area Influences: **None**
View:

Fronting: **West**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **None**
Lot Front (Ft): **132.00** Lot Depth (Ft): Lot Size:

Sewer: **None**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **PCL 7616 SEC MUSKOKA; PT LT 22 CON D MEDORA AMENDED BY LT64764 AS IN LT16085 T/W LT16085; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
Zoning: **WR1**
Assess Val/Year: **$463,000/2022**
PIN: **481550038**
ROLL: **445306001904100**
Possession/Date: **Flexible/**

Survey: **Yes/**
Hold Over Days:
Occupant Type:
Deposit: **5%**

Brokerage Information

List Date: **03/15/2024**
List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port (**

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Myan Mclean, Employee
Date Prepared: 05/26/2024

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