1213 INNISFREE ROAD Unit #LOT 2, Port Carling, Ontario P0B 1J0

Client Full | **1213 INNISFREE ROAD #LOT 2 Port Carling** | **Listing ID: 40543663**

Active / Residential | Price: **$1,749,000**

Muskoka/Muskoka Lakes/Medora

Bungalow/House

Water Body: **Lake Muskoka**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	**2**	**1**	**1**

Beds (AG+BG):	**2** (**2** + **0**)
Baths (F+H):	**1** (**1** + **0**)
SF Fin Total:	**857**
AG Fin SF Range:	**501 to 1000**
AG Fin SF:	**857/Other**
DOM:	**72**
Common Interest:	**Freehold/None**
Tax Amt/Yr:	**$3,675.53/2023**

Remarks/Directions

Public Rmks: **Immerse yourself in the tranquility of Lake Muskoka with this delightful older cottage, exuding timeless charm and offering an escape from the ordinary. This two-bedroom, one-bath gem spans 857 square feet and is a testament to classic cottage living. A lovely screened-in porch invites you to unwind and savor views of the lake. Curl up by the wood burning fireplace in the cosy living area on those cooler evenings. Nestled on a gently sloping northeast-facing lot, the property spans ~1 acre and boasts 137 feet of frontage along the water's edge. A private dock extends a warm invitation for leisurely afternoons by the water, making boating and swimming readily accessible. Whether you're seeking a weekend retreat or a nostalgic summer getaway, this cottage presents an idyllic opportunity to create lasting memories amidst the beauty of Lake Muskoka. Preserve the character of the older cottage 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: **Hwy 169 to Acton Island Rd, turn on to Innisfree Rd and follow to 1213 Lot 2.**

Waterfront

Waterfront Type:	**Direct Waterfront**	Water View:	**Direct Water View**
Waterfront Features:	**Stairs to Waterfront**		
Dock Type:	**Private Docking**	Boat House:	
Shoreline:		Frontage:	**137.00**
Shore Rd Allow:	**None**	Exposure:	**North, East**
Channel Name:		Island Y/N:	**No**

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:	
Garage & Parking:	**Private Drive Single Wide**				
Parking Spaces:	**4**	Driveway Spaces:	**4.0**	Garage Spaces:	
Water Source:	**Lake/River**	Water Tmnt:		Sewer:	**Septic**
Lot Size Area/Units:	/	Acres Range:	**0.50–1.99**	Acres Rent:	
Lot Front (Ft):	**137.00**	Lot Depth (Ft):		Lot Shape:	
Location:	**Rural**	Lot Irregularities:		Land Lse Fee:	
Area Influences:	**Golf, Highway Access, Lake Access, Trails**				
Topography:				Fronting On:	**South**

Interior

Interior Feat:	**Ceiling Fans**		
Basement:	**None**	Basement Fin:	
Cooling:	**None**		
Heating:	**Fireplace-Wood**		
Inclusions:	**Refrigerator, Stove**		

Property Information

Common Elem Fee:	**No**	Local Improvements Fee:	
Legal Desc:	**PART LOT 22 CONCESSION D MEDORA PARTS 8, 9, 10, 11 & 12, 35R26177; TOGETHER WITH A RIGHT-OF-WAY AS IN LT16057, PARTIALLY RELEASED BY LT92656; S/T EASEMENT OVER PART 10, 35R26177 AS IN MT240220 TOWNSHIP OF MUSKOKA LAKES**		
Zoning:	**WR1**	Survey:	**Available**/
Assess Val/Year:	**$593,000**/**2022**	Hold Over Days:	
PIN:	**481550890**	Occupant Type:	**Owner**
ROLL:	**445306001904200**		
Possession/Date:	**Other**/	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
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