

Property Member Full

1213 INNISFREE Road Unit #LOT 3, Port Carling, Ontario P0B 1J0

Member Full
Active / Residential

Confidential for REALTORS® Only

Listing ID: 40543667
List Price: **\$4,295,000.00**

**Muskoka/Muskoka Lakes/Medora
2 Storey/House/Detached**



Water Body: **Lake Muskoka**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **2 (1 + 1)**
 AG Fin SqFt Range: **1001 to 1500**
 AG Fin SqFt: **1,336/Other**
 DOM/CDOM: **72/72**
 Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$8,764.24/2023**

Recent: 05/26/2024 : Price Decrease : \$4,745,000->\$4,295,000
Seller: MARGARET BAKER POA DAVID BAKER & DONALD BAKER; BRIAN BAKER

ARN/PIN: 445306001904300 / 481550255

Legal: PCL 13211 SEC MUSKOKA; PT LT 22 CON D MEDORA AMENDED BY LT64764 AS IN LT26909 T/W LT26909, T/W LT71868; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA TOGETHER WITH AN EASEMENT OVER PART LOT 22, CONCESSION D , MEDORA, See Schedule B

Remarks/Directions

Public: Experience the epitome of lakeside living at this exceptional Lake Muskoka property, situated on a captivating point of land. With its commanding presence, this piece of paradise offers multiple exposures and exposed rock terrain, creating an environment of natural beauty. Enjoy sweeping panoramic views that stretch out in every direction, immersing you in the picturesque landscape. The property boasts an impressive 302 feet of frontage along the pristine shoreline, providing ample space to bask in the tranquility of the lake. The 1336 square foot quaint older cottage is a treasure of its own, with its timeless charm and character. Featuring two main floor bedrooms and two baths, as well as a charming attic space with extra sleeping accommodations, this cottage accommodates both relaxation and socializing. The wood-burning fireplace adds warmth and ambiance, while the dining room offers a front-row seat to the mesmerizing waters. Embrace the opportunity to own a piece of Lake Muskoka's history and create cherished memories in this captivating retreat. Embrace the lakefront lifestyle and create lasting memories in this idyllic haven on Lake Muskoka by preserving the character of the older building 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) Legal Descriptions are current.**

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Directions to Property: Turn onto Acton Island Rd from Hwy 169 and turn left onto INNISFREE rd, follow to #1213 (Lot 3) **The cottage is straight ahead on the point**

Waterfront

Waterfront Type:	Direct Waterfront	Water View:	Direct Water View
Waterfront Features:	Stairs to Waterfront	Boat House:	
Dock Type:	Private Docking	Frontage:	302.00
Shoreline:	Deep, Rocky	Exposure:	North, East, South
Shore Rd Allow:	None	Island Y/N:	No
Channel Name:			

Exterior

Construct. Material:	Wood	Foundation:	Piers	Roof:	Asphalt Shingle
Shingles Replaced:				Prop Attached:	Detached
Year/Desc/Source:	//			Apx Age:	Unknown
Property Access:	Municipal Road, Year Round Road			Rd Acc Fee:	
Other Structures:				Winterized:	Not Winterized
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):	302.00	Lot Depth (Ft):	0.00	Lot Shape:	
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Golf, Lake/Pond, Shopping Nearby, Trails				
View:	Lake, Water			Retire Com:	
Topography:	Flat, Rocky, Sloping			Fronting On:	West
Restrictions:				Exposure:	North, East, South

Interior

Interior Feat:	Other	Basement Fin:		FP Stove Op:	
Basement:	None				
Cooling:	None				
Heating:	Baseboard, Fireplace-Wood				
Fireplace:	/Wood				

Inclusions: **Other**



Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PCL 13211 SEC MUSKOKA; PT LT 22 CON D MEDORA AMENDED BY LT64764 AS IN LT26909 T/W LT26909, T/W LT71868; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA TOGETHER WITH AN EASEMENT OVER PART LOT 22, CONCESSION D , MEDORA, See Schedule B**
Zoning: **WR1** Survey: **Available/**
Assess Val/Year: **\$1,414,000/2022** Hold Over Days: **90**
PIN: **481550255** Occupant Type: **Owner**
ROLL: **445306001904300**
Possession/Date: **Other/** Deposit: **5%**

Marketing

Showing Requirements: **TLBO (List Brokerage)**
Showings: 
Showing Remarks: **Call Listing Brokerage to book showings. 24 hours notice for showings please.**
Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Call Listing Agent/**
Possession: **Other**

Brokerage Information

List Date: **03/15/2024** Expiration Date: **11/15/2024** Int Bearing Bkg Trust Account: **No**
Financing: SPIS: Contact After Expired: **No**
Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**
Assignment Of Listing: HST Applicable to Sale: **No**
Original List Price: **\$4,745,000.00**
List Brokerage:  **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Por** Brkge #: **705-765-1820**
List Salesperson: **Bob Clarke, Salesperson**  Direct #: **705-765-1820**
Email: **bob@mymuskokacottages.com** L/SP Cell: **416-209-1820**

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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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Listing ID: 40543667

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	32' 1" X 12' 6"	9.78 X 3.81	
Kitchen	Main	11' 2" X 9' 9"	3.40 X 2.97	
Dining Room	Main	9' 3" X 9' 9"	2.82 X 2.97	
Bedroom	Main	11' 2" X 6' 10"	3.40 X 2.08	
Bedroom	Main	9' 4" X 10' 8"	2.84 X 3.25	
Bathroom	Main	11' 4" X 6' 1"	3.45 X 1.85	4-Piece
Bathroom	Main	3' 5" X 6' 1"	1.04 X 1.85	2-Piece
Loft	Second	25' 4" X 19' 9"	7.72 X 6.02	

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