

Property Member Full

1096 SANDWOOD Road, Utterson, Ontario P0B 1M0

Member Full
Active / Residential

Confidential for REALTORS® Only

Listing ID: **40541589**
List Price: **\$1,739,000.00**

New Listing



**Muskoka/Muskoka Lakes/Watt
Bungalow/House/Detached**

Water Body: **Three Mile Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	
Second	2	1	1

Alt Listing ID: **40541595**
Beds (AG+BG): **4 (4 + 0)**
Baths (F+H): **2 (1 + 1)**
AG Fin SqFt Range: **2001 to 3000**
AG Fin SqFt: **2,350/Other**
DOM/CDOM: **1/217**
Ownership Type: **Freehold/None**
Tax Amt/Yr: **\$3,768.00/2023**

Recent: **02/15/2024 : New Listing**
Seller: FH DEVELOPMENTS INC.
ARN/PIN: 445302001603800 / 481360172
Legal: WATT CON 7 PT LOTS 14 AND 15 RP BR773 PT 47 RP BR787 PT 45 PCL 19494 MUSKOKA

Remarks/Directions

Public: **Welcome to Sandwood Trailer Park, a serene oasis spanning 62 acres of enchanting forest and meadowland. Our family-oriented seasonal trailer park boasts over 20 spacious sites and a private sandy beach on Three Mile Lake. Enjoy activities like playgrounds, basketball, and horseshoes. Plus, there's a stunning 2000+ square foot home with 4 bedrooms and 2 bathrooms, offering comfort and functionality. Escape to Sandwood Trailer Park and create cherished memories with your loved ones. Contact today to schedule a tour of this remarkable destination.**

Directions to Property: **DEEBANK ROAD TO NORTH SHORE ROAD TO 1096 SANDWOOD SIGN ON PROPERTY**

Waterfront

Waterfront Type: Direct Waterfront	Water View: Unobstructed Water View
Waterfront Features: Beach Front	
Dock Features: Boat Launch	
Dock Type: Private Docking	Boat House:
Shoreline: Natural, Sandy	Frontage: 222.00
Shore Rd Allow: Not Owned	Exposure: East
Channel Name:	Island Y/N: No

Exterior

Construct. Material: Concrete Block, Wood	Foundation: Block	Roof: Shingles	Shingles Replaced: Detached
Year/Desc/Source: //		Prop Attached:	51-99 Years
Property Access: Municipal Road		Apx Age:	
Garage & Parking: Attached Garage//Visitor Parking		Rd Acc Fee:	
Parking Spaces: 10	Driveway Spaces: 10.0	Garage Spaces: 2.0	
Services: Electricity		Sewer: Septic	
Water Source: Drilled Well	Water Tmnt: Reverse Osmosis	Acres Rent:	
Lot Size Area/Units: /	Acres Range: 50-99.99	Lot Shape: Irregular	
Lot Front (Ft): 222.00	Lot Depth (Ft):	Land Lse Fee:	
Location: Rural	Lot Irregularities:	Retire Com:	
Area Influences: Airport, Beach, Lake Access, Park		Fronting On: North	
View: Lake			
Topography:			

Interior

Interior Feat: None	Basement Fin: Unfinished
Basement: Full Basement	
Cooling: None	
Heating: Oil Forced Air, Oil Hot Water	
Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer	

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: WATT CON 7 PT LOTS 14 AND 15 RP BR773 PT 47 RP BR787 PT 45 PCL 19494 MUSKOKA	Survey: Unknown/
Zoning: WC3	Hold Over Days: 90
Assess Val/Year: \$337,000/2023	Occupant Type: Owner
PIN: 481360172	
ROLL: 445302001603800	Deposit: 5%
Possession/Date: Flexible/	

Marketing

Showing Requirements: **Showing System**

Showings:
Showing Remarks:
Lockbox Type:
Possession:


CALL JEFFREY BRAUN 705-875-3443
SentriLock
Flexible

Locbox Loc/Serial#: **Call Listing Agent/**

Brokerage Information

List Date: **02/15/2024** Expiration Date: **05/14/2024** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5% Cooperation Commission will be reduced to 1% should the buyer/ buyers friend/ buyers family be introduced to the property by private showing with the listing brokerage.** Special Agreement: **No**
 Assignment Of Listing: HST Applicable to Sale: **Yes**
 Original List Price: **\$1,739,000.00**
 List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Por](#) Brkge #: **705-765-1820**
 List Salesperson: [Jeffrey Braun, Salesperson](#) Direct #: **705-765-1820**
 Email: jeffreybraun0@gmail.com L/SP Cell: **705-875-3443**
 List Brokerage 2: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Por](#) Phone: **705-765-1820**
 List Salesperson 2: [Bob Emmett, Salesperson](#) Phone: **705-765-1820**
 Email: emmett@cottages-forsale.ca L/SP2 Cell: **416-571-1554**
 List Brokerage 3: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Por](#) Phone: **705-765-1820**
 List Salesperson 3: [Bob Clarke, Salesperson](#) Phone: **705-765-1820**
 Email: bob@mymuskokacottages.com L/SP3 Cell: **416-209-1820**

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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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Listing ID: 40541589

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Family Room	Main	21' 7" X 12' 4"	6.58 X 3.76	
Bedroom	Main	10' 10" X 14' 8"	3.30 X 4.47	
Bedroom	Main	10' 0" X 7' 0"	3.05 X 2.13	
Laundry	Main	5' 6" X 8' 9"	1.68 X 2.67	
Bathroom	Main	4' 10" X 9' 0"	1.47 X 2.74	2-Piece
Basement	Basement	13' 10" X 12' 6"	4.22 X 3.81	
Living Room	Second	22' 6" X 13' 4"	6.86 X 4.06	
Dining Room	Second	8' 10" X 13' 5"	2.69 X 4.09	
Bedroom Primary	Second	13' 7" X 16' 7"	4.14 X 5.05	
Kitchen	Second	17' 0" X 12' 1"	5.18 X 3.68	
Bedroom	Second	11' 2" X 9' 7"	3.40 X 2.92	
Office	Second	5' 5" X 6' 3"	1.65 X 1.91	
Bathroom	Second	4' 10" X 8' 11"	1.47 X 2.72	3-Piece

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