

1057 MONTGOMERY Drive, Port Carling, Ontario P0B 1J0

Client Full
Active / Residential

1057 MONTGOMERY Dr Port Carling

Listing ID: 40551609
Price: **\$3,995,000**



Muskoka/Muskoka Lakes/Watt

2 Storey/House



Water Body: **Lake Rosseau**

Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	1	1	
Main	1	2	1
Third	2	1	

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **3,035**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,035/Plans**
 DOM: **22**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,696.13/2023**

Remarks/Directions

Public Rmks: **With northerly views up the lake, this 3000+ square foot, 3+1 bedroom/ 4 bath cottage on Lake Rosseau/East Portage Bay, can easily accommodate family and friends with ample room to cosy up on the main floor living area around the gas fireplace. The lower level features a wood burning stove and a walkout. As you descend the stone steps, gather by the firepit on cool evenings and just a few steps away, a single slip dock awaits, inviting you to embark on aquatic adventures, whether it's boating, swimming, or simply basking in the serene waters. The cottage's strategic positioning offers breathtaking northern views that capture the essence of the Lake Rosseau landscape. Imagine waking up to the sight of shimmering waters and evergreen-clad shores. Conveniently located to both Port Carling, known for its boutique shops and local dining, and the historic Windermere House, adding a touch of nostalgia and heritage to your lakeside experience.**

Directions: **Brackenrig Rd to Montgomery Dr. Follow to 1057**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Stairs to Waterfront**
 Dock Features: **Boat Slip**
 Dock Type: **Private Docking** Boat House:
 Shoreline: **Deep, Sandy** Frontage: **105.00**
 Shore Rd Allow: **Owned** Exposure:
 Channel Name: **Portage Bay** Island Y/N: **No**

Exterior

Construct. Material: **Wood** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Shingles Replaced: Foundation: **Poured Concrete** Prop Attached: **Detached**
 Year/Desc/Source: **2016//Owner** Apx Age: **6-15 Years**
 Property Access: **Municipal Road, Private Road** Rd Acc Fee:
 Other Structures: **Shed** Winterized:
 Garage & Parking: **Private Drive Single Wide//Asphalt Driveway** Garage Spaces:
 Parking Spaces: **5** Driveway Spaces: **5.0**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection** Sewer: **Septic**
 Water Source: **Lake/River** Water Tmnt: **UV System** Acres Rent:
 Lot Size Area/Units: **0.550/Acres** Acres Range: **0.50-1.99** Lot Shape: **Rectangular**
 Lot Front (Ft): **105.00** Lot Depth (Ft): **246.00** Land Lse Fee:
 Location: **Rural** Lot Irregularities:
 Area Influences: **Golf, Shopping Nearby** Retire Com:
 View: **Lake** Fronting On: **North**
 Topography: **Sloping**

Interior

Interior Feat: **Bar Fridge, Water Heater, Water Purifier**
 Security Feat: **Alarm System, Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Cooling: **None**
 Heating: **Forced Air-Propane**
 Fireplace: **2** FP Stove Op:
 Under Contract: **Alarm System, Propane Tank** Contract Cost/Mo:
 Inclusions: **Dishwasher, Refrigerator, Stove, Washer, Wine Cooler**
 Electric Age: **7** Plumbing Age: **7** Furnished:
 Furnace Age: **7** Tank Age: **7** UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 15025 SEC MUSKOKA; LT 10 PL M362 WATT; PT RDAL IN FRONT OF LT 28 CON 5 WATT CLOSED BY LT174612, DESIGNATED AS PT 3 35R14968 S/T PT 1 35R14968 AS IN LT178133; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **WR5-7** Survey: **Available/**
 Assess Val/Year: **\$919,000/2022** Hold Over Days:

PIN: **481390014**
ROLL: **445302000907500**
Possession/Date: **Flexible/**

Occupant Type: **Owner**

Deposit: **5%**

Brokerage Information

List Date: **03/12/2024**
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: Laura Billings, Employee
Date Prepared: 04/03/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Dining Room	Main	14' 4" X 12' 4"	4.37 X 3.76	
Living Room	Main	19' 0" X 18' 4"	5.79 X 5.59	
Kitchen	Main	13' 5" X 12' 4"	4.09 X 3.76	
Bathroom	Main	5' 8" X 4' 4"	1.73 X 1.32	2-Piece
Primary Ensuite Bathroom	Main	9' 4" X 9' 4"	2.84 X 2.84	4-Piece
Bedroom Primary	Main	14' 6" X 15' 4"	4.42 X 4.67	
Bedroom	Third	13' 6" X 11' 1"	4.11 X 3.38	
Bedroom	Third	13' 6" X 11' 5"	4.11 X 3.48	
Bathroom	Third	9' 1" X 8' 6"	2.77 X 2.59	4-Piece
Recreation Room	Lower	32' 8" X 33' 1"	9.96 X 10.08	
Utility Room	Lower	19' 10" X 10' 8"	6.05 X 3.25	
Bedroom	Lower	12' 11" X 8' 4"	3.94 X 2.54	
Bonus Room	Third	13' 5" X 18' 2"	4.09 X 5.54	
Bathroom	Lower			4-Piece

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