

1174 ASHFORTH Drive, Torrance, Ontario P0C 1M0

Client Full
Active / Residential

1174 ASHFORTH Dr Torrance

Listing ID: 40544884
Price: **\$2,099,000**



Muskoka/Muskoka Lakes/Wood

1.5 Storey/House



Water Body: **Lake Muskoka**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main		2	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (1 + 2)**
 SF Fin Total: **1,911**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,911/Other**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,237.47/2023**

Remarks/Directions

Public Rmks: **This pristine 0.98 acre property boasts 150 feet of year round living on Lake Muskoka. A focal point of the charming 3-bedroom, 3-bath cottage is the wood-burning fireplace, perfect for gatherings on cooler evenings. Large windows on the main floor frame lovely views of Dark Bay. There is a well-appointed kitchen and dining room caters to culinary pleasures and entertaining guests. Step outside onto the expansive deck to enjoy your morning coffee. A cozy bunkie sits at the water's edge, providing an extra space for guests. A 2-car garage with living space above also adds functionality and versatility to the property, featuring a 2-piece bath. The bay is perfect for a quiet swim, canoe or kayak. Escape to the shores of Lake Muskoka and explore all that big lake boating has to offer. Nearby amenities in Torrance offer the perfect balance between seclusion and convenience. Explore local shops and savor delectable dining experiences.**

Directions: **Heading south from Bala on HWY 169, turn left on East Bay Rd and turn left onto Ashforth Dr, continue to #1174 and turn right into property**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Stairs to Waterfront**
 Dock Type: **Private Docking** Boat House:
 Shoreline: **Deep** Frontage: **150.00**
 Shore Rd Allow: **None** Exposure: **East, South**
 Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Landscaped** Roof: **Asphalt Shingle**
 Construct. Material: **Board & Batten, Hardboard** Foundation: **Concrete Block, Piers** Prop Attached: **Detached**
 Shingles Replaced: Year/Desc/Source: **//** Apx Age: **Unknown**
 Property Access: **Year Round Road** Rd Acc Fee:
 Other Structures: **Shed** Winterized:
 Garage & Parking: **Detached Garage//Outside/Surface/Open** Garage Spaces: **2.0**
 Parking Spaces: **6** Driveway Spaces: **6.0** Sewer: **Septic**
 Services: **Cell Service** Water Trmnt: **Water Purification** Acres Rent:
 Water Source: **Lake/River** Acres Range: **0.50-1.99** Lot Shape:
 Lot Size Area/Units: **/** Lot Depth (Ft):
 Lot Front (Ft): **150.00** Lot Irregularities:
 Location: **Rural** Land Lse Fee:
 Area Influences: **Shopping Nearby, Other** Retire Com:
 View: **Bay** Fronting On: **West**
 Topography: **Sloping** Exposure: **East, South**
 Restrictions:

Interior

Interior Feat: **Bar Fridge, Central Vacuum, Guest Accommodations, Water Heater, Water Purifier**
 Basement: **None** Basement Fin:
 Laundry Feat: **In Bathroom, Inside, Main Level**
 Cooling: **Ductless, Wall Unit**
 Heating: **Baseboard**
 Fireplace: **/Wood, Wood Stove** FP Stove Op:
 Inclusions: **Central Vac, Dishwasher, Garage Door Opener**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 25019 SEC MUSKOKA; LT 19 PL M477 WOOD; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **WR6-7** Survey: **None/**
 Assess Val/Year: **\$845,000/2023** Hold Over Days:
 PIN: **480310075** Occupant Type: **Owner**

ROLL: **445306000106400**
Possession/Date: **Flexible/**

Deposit: **5%**

Brokerage Information

List Date: **03/15/2024**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)



--- --
Source Board: The Lakelands Association of REALTORS®
Prepared By: Laura Billings, Employee
Date Prepared: 03/15/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by itsorealestate.ca. All rights reserved.

Listing ID: 40544884

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	13' 3" X 8' 2"	4.04 X 2.49	
Dining Room	Main	13' 3" X 12' 5"	4.04 X 3.78	
Living Room	Main	20' 7" X 12' 1"	6.27 X 3.68	
Family Room	Main	20' 7" X 13' 8"	6.27 X 4.17	
Bathroom	Main	7' 2" X 4' 7"	2.18 X 1.40	2-Piece, Laundry
Bathroom	Main	13' 3" X 5' 4"	4.04 X 1.63	3-Piece
Bedroom Primary	Second	11' 10" X 20' 7"	3.61 X 6.27	Balcony/Deck
Bathroom	Second	6' 2" X 7' 7"	1.88 X 2.31	2-Piece
Bedroom	Second	10' 2" X 10' 6"	3.10 X 3.20	
Bedroom	Second	11' 0" X 9' 7"	3.35 X 2.92	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.