

# 1438 PENINSULA Road, Port Carling, Ontario P0B 1J0

Client Full  
**Active / Residential**

**1438 PENINSULA Rd Port Carling**

MLS®#: 40463907  
Price: **\$3,995,000**



## Muskoka/Muskoka Lakes/Medora Bungalow/House



Water Body: **Lake Rosseau**  
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1

Beds (AG+BG): **1 (1 + 0)**  
Baths (F+H): **1 (1 + 0)**  
SF Fin Total: **505**  
AG Fin SF Range: **501 to 1000**  
AG Fin SF: **505/Other**  
DOM: **13**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$6,340.75/2023**

### Remarks/Directions

Public Rmks: **Presenting a unique real estate opportunity on Lake Rosseau, conveniently situated near Port Sandfield. This property boasts 1.94 acres of land with 233 feet of lake frontage, facing north with stunning panoramic views. The property features a level building envelope that gradually slopes, leading to steps down to the water's edge, where a single slip covered boathouse is situated. The existing older two-storey cottage stands in its original condition, offering a blank canvas for redevelopment. An exciting prospect awaits as you envision transforming this space. Additionally, a separate sun deck provides a perfect vantage point to enjoy the picturesque lake. For additional accommodation, a secondary cottage with over 500 square feet is also on the property. This cottage includes a covered porch, one bedroom with a walk-in closet, a bathroom, and a combined living area with a kitchen. The presence of a 500+ square foot garage complete with an attached grandfathered workshop, caters to hobbyists and DIY enthusiasts. A separate storage shed further enhances the functionality of this property. This re-development opportunity promises a blend of natural beauty and potential for transformation, set against the backdrop of Lake Rosseau. Whether you're looking to create a luxurious retreat or a cozy lakeside escape, this property offers the canvas upon which to craft your vision.**

Directions: **Hwy 118 to Peninsula Rd, follow to 1438 SOP. Driveway across from Elgin House Rd.**

### Common Elements

### Waterfront

Waterfront Type:		Water View:	
Waterfront Features:	<b>Stairs to Waterfront</b>		
Dock Features:	<b>Boat Slip</b>	Boat House:	<b>Boathouse-Single Slip</b>
Dock Type:	<b>Private Docking</b>	Frontage:	<b>233.00</b>
Shoreline:	<b>Deep, Natural, Shallow</b>	Exposure:	<b>North</b>
Shore Rd Allow:	<b>None</b>	Island Y/N:	<b>No</b>
Channel Name:			

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Bunkhouse</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>No</b>

### Exterior

Exterior Feat:	<b>Balcony, Seasonal Living, Storage Buildings</b>	Roof:	<b>Shingles</b>
Construct. Material:	<b>Shingle, Wood</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apx Age:	<b>Unknown</b>
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	<b>Municipal Road</b>	Winterized:	
Other Structures:	<b>Storage, Workshop, Other</b>	Garage Spaces:	<b>1.0</b>
Garage & Parking:	<b>Detached Garage//Private Drive Single Wide//Gravel Driveway</b>	Sewer:	<b>Septic</b>
Parking Spaces:	<b>5</b>	Acres Rent:	
Services:	<b>At Lot Line-Hydro</b>	Lot Shape:	<b>Square</b>
Water Source:	<b>Lake/River</b>	Land Lse Fee:	
Lot Size Area/Units:	<b>1.940/Acres</b>	Water Tmnt:	
Lot Front (Ft):	<b>233.00</b>	Acres Range:	<b>0.50-1.99</b>
Location:	<b>Rural</b>	Lot Depth (Ft):	<b>0.00</b>
Area Influences:	<b>Golf, Lake/Pond</b>	Lot Irregularities:	
View:	<b>Lake, Panoramic</b>	Retire Com:	
Topography:	<b>Level, Sloping</b>	Fronting On:	
Restrictions:		Exposure:	<b>North</b>

### Interior

Interior Feat:	<b>None</b>	
Security Feat:	<b>None</b>	
Basement:	<b>None</b>	Basement Fin:
Cooling:	<b>None</b>	
Heating:	<b>Baseboard</b>	
Inclusions:	<b>Refrigerator, Stove</b>	

Property Information

Common Elem Fee: **No**  
Legal Desc: **PT LT 21 CON 6 MEDORA PT 1, RD1896; MUSKOKA LAKES**  
Zoning: **WR1**  
Assess Val/Year: **\$1,023,000/2022**  
PIN: **481470432**  
ROLL: **445304001000200**  
Possession/Date: **30 - 59 Days/**

Local Improvements Fee:  
Survey: **Boundary Only/ 1970**  
Hold Over Days:  
Occupant Type: **Owner**  
Deposit: **5%**

Brokerage Information

List Date: **08/05/2023**  
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: 08/18/2023

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
<b>Kitchen/Living Room</b>	<b>Main</b>	<b>12' 10" X 18' 11"</b>	<b>3.91 X 5.77</b>	
<b>Bedroom</b>	<b>Main</b>	<b>13' 4" X 11' 4"</b>	<b>4.06 X 3.45</b>	<b>Ensuite, Walk-in Closet</b>
<b>Bathroom</b>	<b>Main</b>	<b>7' 7" X 7' 2"</b>	<b>2.31 X 2.18</b>	<b>3-Piece</b>

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