

# 1174 ASHFORTH Drive, Torrance, Ontario P0C 1M0

Listing

Client Full  
**Active / Residential**

**1174 ASHFORTH Dr Torrance**

Listing ID: 40544884  
Price: **\$1,879,000**



## 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: **63**  
 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 fully winterized charming 3-bedroom, 3-bath cottage is the wood-burning fireplace, perfect for family gatherings on cooler evenings. Large windows on the main floor frame lovely views of the 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 winterized living space above also adds functionality and versatility to the property, featuring a 2-piece bath. Stones steps lead you down to the dock. The child friendly, calm bay is protected from the wind and is perfect for a quiet swim, canoe or kayak. Enjoy lovely sunrises. Escape to the shores of Lake Muskoka and explore all that big lake boating has to offer. New roof and deck with glass railings. 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**  
 Waterfront Features: **Stairs to Waterfront**  
 Dock Type: **Private Docking**  
 Shoreline: **Deep**  
 Shore Rd Allow: **None**  
 Channel Name:

Water View: **Direct Water View**  
 Boat House:  
 Frontage: **150.00**  
 Exposure: **East, South**  
 Island Y/N: **No**

### Exterior

Exterior Feat: **Balcony, Landscaped**  
 Construct. Material: **Board & Batten, Hardboard**  
 Shingles Replaced:  
 Foundation: **Concrete Block, Piers**  
 Year/Desc/Source: **//**  
 Property Access: **Year Round Road**  
 Other Structures: **Shed**  
 Garage & Parking: **Detached Garage//Outside/Surface/Open**  
 Parking Spaces: **6**  
 Driveway Spaces: **6.0**  
 Services: **Cell Service**  
 Water Source: **Lake/River**  
 Water Tmnt: **Water Purification**  
 Lot Size Area/Units: **/**  
 Acres Range: **0.50-1.99**  
 Lot Front (Ft): **150.00**  
 Lot Depth (Ft):  
 Location: **Rural**  
 Lot Irregularities:  
 Area Influences: **Shopping Nearby, Other**  
 View: **Bay**  
 Topography: **Sloping**  
 Restrictions:

Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **Unknown**  
 Rd Acc Fee:  
 Winterized:  
 Garage Spaces: **2.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **West**  
 Exposure: **East, South**

### 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**  
 Add Inclusions: **Seller's full discretionary removal of various appliances and other items. Seller may leave items at the Seller's discretion.**

Property Information

Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>PCL 25019 SEC MUSKOKA; LT 19 PL M477 WOOD; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA</b>	
Zoning: <b>WR6-7</b>	Survey: <b>None/</b>
Assess Val/Year: <b>\$845,000/2023</b>	Hold Over Days:
PIN: <b>480310075</b>	Occupant Type: <b>Owner</b>
ROLL: <b>445306000106400</b>	
Possession/Date: <b>Flexible/</b>	Deposit: <b>5%</b>

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: Myan Mclean, Employee  
Date Prepared: 05/17/2024

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