

5335 CLARESBRIDGE Lane, Washago, Ontario L0K 2B0


Client Full
Active / Residential

5335 CLARESBRIDGE Ln Washago

MLS® #: 40471118
Price: \$875,000



Simcoe County/Severn/SE54 - Washago Bungalow/House

 Water Body: **Severn**
Type of Water: **River**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (0 + 1)**
SF Fin Total: **927**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **927/Other**
DOM: **2**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,518.00/2023**

Remarks/Directions

Public Rmks: **Welcome to this charming seasonal waterfront cottage at Wasdell Falls in Washago. This idyllic property offers a perfect retreat for those seeking tranquility and adventure in equal measure. Adventure beckons for kayak and paddleboard enthusiasts, as well as boaters wanting to travel the Trent Severn Waterway, bays, and lakes. For fishing enthusiasts, this location is a true gem. Enjoy outdoor games in the large, open yard or head out to a few of the local hiking trails. The seasonal cottage boasts year-round accessibility, ensuring that you can enjoy your retreat in any season. With three bedrooms, 1 bath, this cottage comfortably accommodates family and friends, providing a haven of restful days and nights after a busy work week or time spent outdoors. A charming dining room is sure to enhance family meals with the ever-changing scenery throughout the seasons. Another dining option is available in the gazebo on the front deck with captivating waterfall views. The waterfront features a 12 x 20 workshop/storage building off of the 1311 sf dock. An additional 320 sf concrete dock is located further along the shore, an excellent spot to launch your paddleboard/kayak trips. In summary, this waterfront property at Wasdell Falls is a haven for nature lovers and outdoor enthusiasts alike. From its stunning sunrise views of the waterfalls, its status as a fishing hot spot, the close proximity to trails on land and water, this property offers an exceptional blend of relaxation and adventure.**

Directions: **Coopers Falls Rd. to Wasdell Falls Rd., over bridge onto Claresbridge Lane to SOP**

Common Elements

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Water Access Deeded, Island, Riverfront, Trent System**
Dock Type: **Private Docking** Boat House:
Shoreline: Frontage: **147.00**
Shore Rd Allow: **Owned** Exposure: **East**
Channel Name: Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				No

Exterior

Exterior Feat: **Deck(s), Landscaped, Seasonal Living, Storage Buildings**
Construct. Material: **Aluminum Siding** Foundation: **Concrete Block** Roof: **Asphalt Shingle**
Shingles Replaced: Foundation: **Concrete Block** Prop Attached: **Detached**
Year/Desc/Source: **1963//Other** Apx Age: **51-99 Years**
Property Access: **Municipal Road** Rd Acc Fee:
Other Structures: **Workshop, Other** Winterized:
Garage & Parking: **Private Drive Single Wide**
Parking Spaces: **6** Driveway Spaces: **6.0** Garage Spaces:
Services: **Cell Service, Electricity, Fibre Optics, High Speed Internet Avail**
Water Source: **Lake/River** Water Tmnt: **System, Water Purification** Sewer: **Septic**
Lot Size Area/Units: **0.530/Acres** Acres Range: **0.50-1.99** Acres Rent:
Lot Front (Ft): **147.00** Lot Depth (Ft): Lot Shape: **Irregular**
Location: **Rural** Lot Irregularities: Land Lse Fee:
Area Influences: **Golf, Island, Major Highway, River/Stream, Trails**
View: **River, Trees/Woods** Retire Com:
Topography: **Level, Open space, Rocky, Sloping, Wooded/Treed** Fronting On: **East**

Interior

Interior Feat: **Ceiling Fans, Propane Tank, Water Heater Owned, Water Purifier**
Basement: **Crawl Space** Basement Fin: **Unfinished**
Cooling: **None**
Heating: **Fireplace-Propane**
Inclusions: **Furniture, Hot Water Tank Owned, Refrigerator, Stove, Window Coverings, Other**

Add Inclusions: **Most Furniture and most kitchen cookware, utensils. 2x30 gallon hot water tanks.**
Exclusions: **Custom firepit rings, outdoor dining table and chairs, Muskoka chairs ... Full list to be provided.**

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 8 PL 644 NORTH ORILLIA AS IN R089357**
Zoning: **SR1**
Assess Val/Year: **\$278,000/2023**
PIN: **586060233**
ROLL: **435101000968400**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **None/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **40000.00**

Brokerage Information

List Date: **08/19/2023**
List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port !](#)


Source Board: The Lakelands Association of REALTORS®
Prepared By: Laura Billings, Employee
Date Prepared: 08/21/2023

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

MLS® #: 40471118

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	18' 8" X 16' 1"	5.69 X 4.90	
Dining Room	Main	7' 7" X 24' 4"	2.31 X 7.42	
Desc: Separate porch room with full outdoor views, divided by window wall from main house.				
Kitchen	Main	11' 7" X 8' 3"	3.53 X 2.51	
Bedroom	Main	11' 3" X 7' 9"	3.43 X 2.36	
Desc: Views of waterfront with upper windows below vaulted ceiling.				
Bedroom Primary Main		11' 3" X 7' 9"	3.43 X 2.36	
Desc: Middle bedroom.				
Bedroom	Main	11' 3" X 7' 9"	3.43 X 2.36	
Desc: Window view of the yard.				
Bathroom	Main	6' 10" X 4' 9"	2.08 X 1.45	2-Piece
Desc: 2-piece bath with shower located in adjoining bedroom.				

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.