

5335 CLARESBRIDGE Lane, Washago, Ontario L0K 2B0

Listing

Client Full

[5335 CLARESBRIDGE Ln Washago](#)

Listing ID: 40551112

Active / Residential

Price: **\$849,500**



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 (1 + 0)**
 SF Fin Total: **927**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **927/Other**
 DOM: **0**
 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**

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** Roof: **Asphalt Shingle**
 Construct. Material: **Aluminum Siding** Foundation: **Concrete Block** Prop Attached: **Detached**
 Shingles Replaced: Year/Desc/Source: **1963//Other** Rd Acc Fee: **51-99 Years**
 Property Access: **Municipal Road** Winterized:
 Other Structures: **Workshop, Other** Garage Spaces:
 Garage & Parking: **Private Drive Single Wide** Parking Spaces: **6** Sewer: **Septic**
 Services: **Cell Service, Electricity, Fibre Optics, High Speed Internet Avail** Driveway Spaces: **6.0** Garage Spaces:
 Water Source: **Lake/River** Water Tmnt: **System, Water Purification** Acres Rent:
 Lot Size Area/Units: **0.530/Acres** Acres Range: **0.50-1.99** Lot Shape: **Irregular**
 Lot Front (Ft): **147.00** Lot Depth (Ft): Location: **Rural** 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**

Under Contract: **Propane Tank**

Inclusions: **Furniture, Hot Water Tank Owned, Refrigerator, Stove, Window Coverings, Other**

Contract Cost/Mo:

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:

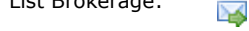
Occupant Type: **Owner**

Deposit: **5%**

Brokerage Information

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

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



Source Board: The Lakelands Association of REALTORS®

Prepared By: Myan Mclean, Employee

Date Prepared: 03/15/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix

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