

**Property Member Full**

**1052 PENNEY Road, Port Carling, Ontario P0B 1J0**

Member Full  
**Active / Residential**

**Confidential for REALTORS® Only**

Listing ID: 40545500  
List Price: **\$4,279,000.00**  
**New Listing**



**Muskoka/Muskoka Lakes/Medora  
Multi-Level Split/House/Detached**

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

	Beds	Baths	Kitch
Main	<b>3</b>	<b>1</b>	
Second	<b>1</b>	<b>2</b>	<b>1</b>

Beds (AG+BG): **4 (4 + 0)**  
 Baths (F+H): **3 (1 + 2)**  
 AG Fin SqFt Range: **3001 to 4000**  
 AG Fin SqFt: **3,500/LBO provided**  
 DOM/CDOM: **0/0**  
 Ownership Type: **Freehold/None**  
 Tax Amt/Yr: **\$4,022.23/2023**  
 Lot Size: **1/Acres**

**Recent:** 03/01/2024 : **New Listing**  
**Seller:** CLARKE, ROBERT BRADLEY  
**ARN/PIN:** 445302000804200 / 481400410  
**Legal:** PT LT 32 CON 2 WATT PT 1 - 3 35R23192; S/T & T/W DM209850; S/T DM87677 & DM87680; MUSKOKA LAKES

**Remarks/Directions**

**Public:** Sunrises on Lake Rosseau! This new modern construction offers over 3500 square feet of luxury living space, perfectly situated on a serene 1.08-acre lot with 109 feet of breathtaking east facing lake frontage. The open-concept of this 4+1 bedroom, 3-bathroom cottage blends contemporary architecture with the natural beauty of the surroundings. There is a one slip covered boatport with extra docking space, making it easy to enjoy boating and water activities. The updated 650 sqft bunkie adds a touch of versatility, offering an additional 1 BR/1 bath, making it perfect for accommodating guests or creating a cozy retreat. It also has an attached 1 car garage. This property has been thoughtfully landscaped to enhance the natural beauty of the surroundings. Conveniently located just minutes away from Port Carling, you'll have easy access to dining, shopping, and local amenities. And if you're a golf enthusiast, you'll appreciate the proximity to top-notch golf courses.

**REALTOR®:** Book on BrokerBay - Would be nice to have an hour notice!

**Directions to Property:** HWY 118 towards bracebridge left on Brackenrig road, Left on Penney road 1052 on the right

**Waterfront**

Waterfront Type:	<b>Direct Waterfront</b>	Water View:	<b>Direct Water View</b>
Waterfront Features:	<b>Stairs to Waterfront</b>		
Dock Features:	<b>Boat Lift</b>		
Dock Type:	<b>Private Docking</b>	Boat House:	
Shoreline:	<b>Deep</b>	Frontage:	<b>109.00</b>
Shore Rd Allow:	<b>Owned</b>	Exposure:	<b>East</b>
Channel Name:		Island Y/N:	<b>No</b>

**Exterior**

Exterior Feat:	<b>Deck(s), Landscaped, Lawn Sprinkler System, Porch</b>		Roof:	<b>Membrane, Metal</b>
Construct. Material:	<b>Hardboard</b>	Foundation:	<b>Concrete</b>	<b>Detached</b>
Shingles Replaced:			Prop Attached:	<b>New</b>
Year/Desc/Source:	<b>//</b>		Apx Age:	
Property Access:	<b>Municipal Road</b>		Rd Acc Fee:	
Other Structures:	<b>Other</b>		Winterized:	
Garage & Parking:	<b>Detached Garage//Private Drive Triple+ Wide//Gravel Driveway</b>		Garage Spaces:	<b>1.5</b>
Parking Spaces:	<b>7</b>	Driveway Spaces:	<b>6.0</b>	
Services:	<b>Cell Service, Electricity</b>		Sewer:	<b>Septic</b>
Water Source:	<b>Drilled Well</b>	Water Tmnt:		
Well Cap Gall/Min:	<b>15</b>	Well Depth Ft:	<b>138</b>	
Lot Size Area/Units:	<b>1.080/Acres</b>	Acres Range:	<b>0.50-1.99</b>	Acres Rent:
Lot Front (Ft):	<b>109.00</b>	Lot Depth (Ft):	<b>0.00</b>	<b>Rectangular</b>
Location:	<b>Rural</b>	Lot Irregularities:		Land Lse Fee:
Area Influences:	<b>Golf, Highway Access, Lake Access, Lake/Pond, Landscaped,</b>		<b>Shopping Nearby</b>	
Topography:			Fronting On:	<b>North</b>

**Interior**

Interior Feat:	<b>Ceiling Fans, Propane Tank, Other</b>		
Basement:	<b>Full Basement</b>	Basement Fin:	<b>Fully Finished</b>
Laundry Feat:	<b>Laundry Room, Upper Level</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Forced Air-Propane, Gas Hot Water</b>		
Fireplace:	<b>/Propane</b>		
Under Contract:	<b>Propane Tank</b>		FP Stove Op:
Inclusions:	<b>Built-in Microwave, Dishwasher, Dryer, Gas Oven/Range, Range Hood, Refrigerator, Washer, Wine Cooler</b>		Contract Cost/Mo:
Furnace Age:		Tank Age:	UFFI: <b>No</b>

**Property Information**


Common Elem Fee: **No**

Local Improvements Fee:



Legal Desc: **PT LT 32 CON 2 WATT PT 1 - 3 35R23192; S/T & T/W DM209850; S/T DM87677 & DM87680; MUSKOKA LAKES**  
 Zoning: **WR4**  
 Assess Val/Year: **\$649,000/2023**  
 PIN: **481400410**  
 ROLL: **445302000804200**  
 Possession/Date: **Immediate/**

Survey: **Available/**  
 Hold Over Days:  
 Occupant Type: **Vacant**  
 Deposit: **5%**

**Marketing**

Showing Requirements: **Lockbox**  
 Showings:   
 Showing Remarks: **Book on BrokerBay - Would be nice to have an hour notice!**  
 Lockbox Type: **SentriLock**      Locbox Loc/Serial#: **Front Door/**  
 Possession: **Immediate**

**Brokerage Information**

List Date: **03/01/2024**      Expiration Date: **11/15/2024**      Int Bearing Bkg Trust Account: **No**  
 Financing:      SPIS:  
 Buyer Agency Compensation Remarks: **2.5% + HST**      Contact After Expired: **No**  
 Assignment Of Listing:      Special Agreement: **No**  
 Original List Price: **\$4,279,000.00**      HST Applicable to Sale: **Call LBO**  
 List Brokerage:  [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Por](#)      Brkge #: **705-765-1820**  
 List Salesperson: [Bob Clarke, Salesperson](#)       Direct #: **705-765-1820**  
 Email: [bob@mymuskokacottages.com](mailto:bob@mymuskokacottages.com)      L/SP Cell: **416-209-1820**

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Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Myan Mclean, Employee  
 Date Prepared: 03/01/2024

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**Listing ID: 40545500**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Dining Room	Second	14' 1" X 16' 1"	4.29 X 4.90	
Living Room	Second	15' 10" X 26' 10"	4.83 X 8.18	
Kitchen	Second	16' 9" X 13' 5"	5.11 X 4.09	
Bathroom	Second	2' 8" X 6' 1"	0.81 X 1.85	2-Piece
Bedroom Primary	Second	12' 8" X 12' 0"	3.86 X 3.66	5+ Piece
Primary Ensuite	Second	13' 3" X 9' 5"	4.04 X 2.87	5+ Piece
Bathroom				
Sunroom	Second	14' 7" X 14' 1"	4.44 X 4.29	
Recreation Room	Main	18' 4" X 24' 10"	5.59 X 7.57	
Sitting Room	Main	12' 9" X 8' 4"	3.89 X 2.54	
Bedroom	Main	12' 9" X 7' 11"	3.89 X 2.41	
Gym	Main	12' 9" X 12' 2"	3.89 X 3.71	
Bedroom	Main	12' 7" X 12' 3"	3.84 X 3.73	3-Piece
Bedroom	Main	12' 7" X 11' 1"	3.84 X 3.38	
Bathroom	Main	5' 10" X 8' 0"	1.78 X 2.44	2-Piece
Utility Room	Main	6' 3" X 8' 0"	1.91 X 2.44	

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