

# 1450 ACTON ISLAND Road, Port Carling, Ontario P0B 1J0

Client Full  
**Active / Residential**

**1450 ACTON ISLAND Rd Port Carling**

MLS® #: 40478975  
 Price: **\$3,495,000**



**Muskoka/Muskoka Lakes/Medora  
 Bungalow/House**

Water Body: **Lake Muskoka**  
 Type of Water: **Lake**

	Bed	Bath	Kitch
Lower	2	1	
Main	1	2	1

Beds (AG+BG): **3 (1 + 2)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **2,193**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,193/Other**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$10,295.19/2023**

**Remarks/Directions**

**Public Rmks:** This beautifully renovated property offers a unique opportunity for a potential turnkey lakeside retreat on Acton Island, with 120 feet of southwest facing frontage on Lake Muskoka. The main living area features an open concept design, creating a light and airy atmosphere that perfectly complements the stunning lake views. The living, dining, and kitchen areas seamlessly flow together, making it an ideal space for entertaining family and friends. Cozy up on cooler evenings by the wood-burning fireplace, adding warmth and ambiance to the space. The main floor boasts a primary suite, providing a private oasis with all the comforts you need. Additionally, there are two bedrooms on the lower level, offering ample sleeping arrangements for guests. For those looking to accommodate even more visitors, a bunk room is also available, ensuring everyone has a comfortable place to rest. With three bathrooms in total, you'll have the convenience and privacy needed for your lakeside lifestyle. Furthermore, the property comes with design drawings for a single-story boathouse with an upper sundeck, enhancing your waterfront experience and providing a perfect spot to enjoy the lake from. This Lake Muskoka gem is a fantastic opportunity to enjoy Muskoka's serene beauty, offering both relaxation and recreational possibilities. Don't miss your chance to own a piece of paradise on Acton Island.

**Directions:** Hwy 169 to North Acton Island Rd, turn on to Acton Island Rd and follow to 1450. Follow driveway and 1450 is on your left.

**Common Elements**

**Waterfront**

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**  
 Waterfront Features: **Stairs to Waterfront**  
 Dock Features: **Boat Slip**  
 Dock Type: **Private Docking** Boat House:  
 Shoreline: **Deep, Natural, Shallow** Frontage: **120.00**  
 Shore Rd Allow: **None** Exposure: **South, West**  
 Channel Name: Island Y/N: **No**

**Exterior**

Construct. Material: **Wood** Foundation: **Block** Roof: **Asphalt Shingle**  
 Shingles Replaced: Year/Desc/Source: // Property Access: **Municipal Road** Prop Attached: **Detached**  
 Garage & Parking: **Front Yard Parking, Private Drive Single Wide** Rd Acc Fee: **Unknown**  
 Parking Spaces: **6** Driveway Spaces: **6.0** Garage Spaces: Sewer: **Septic**  
 Water Source: **Lake/River** Water Tmnt: Acres Range: **< 0.5** Acres Rent:  
 Lot Size Area/Units: **0.400/Acres** Lot Depth (Ft): **0.00** Lot Shape:  
 Lot Front (Ft): **120.00** Lot Irregularities: Land Lse Fee:  
 Location: **Rural** Area Influences: **Golf, Highway Access, Lake Access, Shopping Nearby**  
 Topography: Fronting On: **West**  
 Restrictions: **Easement** Exposure: **South, West**

**Interior**

Interior Feat: **Ceiling Fans** Basement Fin: **Fully Finished**  
 Basement: **Full Basement** Basement Feat: **Walk-Out**  
 Cooling: **Central Air** Heating: **Forced Air-Propane**  
 Fireplace: **1** FP Stove Op:  
 Under Contract: **Propane Tank** Contract Cost/Mo:  
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer**

**Property Information**

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **1) PT LT 18 CON C MEDORA PT 4 & 5 ON 35R9789; T/W DM87418; MUSKOKA LAKES 2) LEGAL DESCRIPTION: PCL 22856 SEC MUSKOKA; PT LT 19 CON C MEDORA PT 7 35R9789; MUSKOKA LAKES ; THE**

Zoning: **DISTRICT MUNICIPALITY OF MUSKOKA See Schedule B  
WR1**  
Assess Val/Year: **\$1,661,000/2022**  
PIN: **481540874**  
ROLL: **445306002006200**  
Possession/Date: **Flexible/**

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

**Brokerage Information**

List Date: **09/07/2023**  
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: 09/07/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
POWERED by [itsorealestate.ca](http://itsorealestate.ca). All rights reserved.

**MLS® #: 40478975**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Bathroom</b>	<b>Main</b>	<b>3' 5" X 7' 6"</b>	<b>1.04 X 2.29</b>	<b>2-Piece</b>
<b>Kitchen</b>	<b>Main</b>	<b>16' 10" X 9' 4"</b>	<b>5.13 X 2.84</b>	
<b>Bathroom</b>	<b>Main</b>	<b>9' 5" X 9' 2"</b>	<b>2.87 X 2.79</b>	<b>4-Piece</b>
<b>Living Room</b>	<b>Main</b>	<b>20' 0" X 17' 9"</b>	<b>6.10 X 5.41</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>9' 5" X 17' 5"</b>	<b>2.87 X 5.31</b>	
<b>Dining Room</b>	<b>Main</b>	<b>11' 8" X 17' 5"</b>	<b>3.56 X 5.31</b>	
<b>Bathroom</b>	<b>Lower</b>	<b>8' 4" X 9' 0"</b>	<b>2.54 X 2.74</b>	<b>4-Piece</b>
<b>Family Room</b>	<b>Lower</b>	<b>20' 11" X 16' 8"</b>	<b>6.38 X 5.08</b>	
<b>Bedroom</b>	<b>Lower</b>	<b>8' 11" X 16' 3"</b>	<b>2.72 X 4.95</b>	
<b>Bedroom</b>	<b>Lower</b>	<b>9' 4" X 16' 10"</b>	<b>2.84 X 5.13</b>	

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.