

1097 ARMSTRONG POINT Road, Muskoka Lakes, Ontario P0B 1J0

Client Full

1097 ARMSTRONG POINT Rd Muskoka Lakes

Listing ID: 40553248

Active / Residential

Price: **\$5,395,000**



Muskoka/Muskoka Lakes/Medora Bungalow/House



Water Body: **Lake Rosseau**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	3	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **2,577**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,577/LBO provide**
 BG Fin SF: **0/LBO provided**
 DOM: **110**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$12,904.64/2023**

Remarks/Directions

Public Rmks: **Unlock the potential of Southern Lake Rosseau with this exceptional redevelopment opportunity in Adams Bay, just moments away from the charming town of Port Carling. Situated on 2.526 acres of pristine land, this property boasts assessed frontage of 476 feet and a straight line of 416 feet for bylaw purposes, offering ample space to bring your vision to life. Enjoy breathtaking west-facing views, creating the perfect backdrop for your dream retreat. While the property currently features an older 3-bedroom, 3-bathroom cottage, a single-story boathouse, and a separate bunkie, all are being sold "as is" with no warranties, allowing you the freedom to reimagine and rebuild to suit your needs. With shores, boutiques, restaurants, and golf courses nearby, this is a rare opportunity to create your own lakeside paradise in one of Muskoka's most coveted locations. A proposed site plan is available to help kickstart your vision for this extraordinary property.**

Directions: **HWY 118 TURNS INTO MEDORA, ARMSTRONG PT RD, FOLLOW TO 1097**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Other**
 Dock Type: **Private Docking**
 Shoreline: **Natural**
 Shore Rd Allow: **None**
 Channel Name:
 Boat House:
 Frontage: **416.00**
 Exposure: **West**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Patio(s)**
 Construct. Material: **Stone, Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **//** Foundation: **Concrete** Roof: **Metal**
 Property Access: **Municipal Road** Prop Attached: **Detached**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Gravel Driveway** Apx Age: **51-99 Years**
 Parking Spaces: **13** Driveway Spaces: **10.0** Garage Spaces: **3.0**
 Services: **Electricity**
 Water Source: **Lake/River** Water Tmnt:
 Lot Size Area/Units: **2.526/Acres** Acres Range: **2-4.99** Sewer: **Septic**
 Lot Front (Ft): **416.00** Lot Depth (Ft):
 Location: **Rural** Lot Irregularities:
 Area Influences: **Airport, Highway Access, Hospital, Marina, Rec./Community Centre, Schools, Shopping Nearby, Trails** Land Lse Fee:
 View: **Clear** Retire Com:
 Topography: **Sloping** Fronting On: **East**

Interior

Interior Feat: **Auto Garage Door Remote(s), Water Heater Owned**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Laundry Feat: **None**
 Cooling: **None**
 Heating: **Baseboard, Oil Forced Air**
 Fireplace: **1/Wood** FP Stove Op: **No**
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Dishwasher, Garage Door Opener, Refrigerator, Window Coverings**
 Add Inclusions: **Refrigerator**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PART LOT 32 CON 5 MEDORA; PARTT LOT 26-27 PL 18 MEDORA PARTS 5 AND 6, PLAN 35R27107**
 Zoning: **WR5-7** Survey: **Available, Boundary Only/ 2022**
 Assess Val/Year: **\$2,507,000/2024** Hold Over Days:

PIN: **481490336**
ROLL: **445305000500900**
Possession/Date: **Flexible/**

Occupant Type: **Vacant**

Deposit: **5%**

Brokerage Information

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

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



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Source Board: The Lakelands Association of REALTORS®

Prepared By: Myan Mclean, Employee

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