

1378 THREE MILE LAKE Road Unit #3, Muskoka Lakes, Ontario P0B 1M0

Client Full

1378 THREE MILE LAKE Rd #3 Muskoka Lakes

Listing ID: 40552505

Active / Residential

Price: **\$1,299,000**



Muskoka/Muskoka Lakes/Watt

2 Storey/House



Water Body: **Three Mile Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	1	1	1
Main	2	2	1
Second	2		

Beds (AG+BG): **5 (4 + 1)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **2,136**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,136/Plans**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,266.44/2024**

Remarks/Directions

Public Rmks: **Sunsets with the entire family in the heart of Muskoka start here. This 6 bedroom, 3 bathroom cottage is ideally situated with long lake views just 20 minutes from the picturesque towns of Port Carling and Huntsville. Step inside this 4 season, open concept home and you will be greeted with gorgeous wide plank pine floors, a huge main floor primary retreat, as well as main floor laundry. Furthermore, the cottage has been outfitted with brand new windows and doors that create picture perfect serenity. There are an additional 2 bedrooms upstairs and downstairs alongside a full separate kitchen for multi-family enjoyment. On this level, walk out to the path that escorts you to dip your toes in the sand or dive in off the dock! This cottage features a multitude of outdoor enjoyment opportunities with wrap around decks, a sizeable two car detached garage with a workshop, vista points, a fire pit and who can forget the gorgeous lake that offers the option of motorized water sports, kayaking amongst mature pines and rock faces that line sunsets that will take your breath away. Come see for yourself — this multi living opportunity won't last long!**

Directions: **Hwy 141 to Three Mile Lake Road. Follow road to 1378. Sign on Property.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Other**
 Dock Type: **Private Docking** Boat House:
 Shoreline: Frontage: **100.00**
 Shore Rd Allow: **Owned** Exposure: **North, West**
 Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Awnings, Deck(s), Landscape Lighting, Landscaped, Year Round Living**
 Construct. Material: **Wood** Roof: **Asphalt Shingle**
 Shingles Replaced: Foundation: **Concrete Block** Prop Attached: **Detached**
 Year/Desc/Source: // Apx Age: **31-50 Years**
 Property Access: **Private Road** Rd Acc Fee:
 Other Structures: **Workshop** Winterized:
 Garage & Parking: **Detached Garage//Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **12** Driveway Spaces: **10.0** Garage Spaces: **2.0**
 Services: **Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Telephone Available**
 Water Source: **Lake/River** Water Tmnt: **Chlorination, UV System** Sewer: **Septic**
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **100.00** Lot Depth (Ft):
 Location: **Rural** Lot Irregularities:
 Area Influences: **Beach, Campground, Golf, Lake Access, Lake/Pond, Marina**
 View: **Lake** Retire Com:
 Topography: Fronting On: **West**

Interior

Interior Feat: **Built-In Appliances, Ceiling Fans, Guest Accommodations, In-law Capability, Water Heater, Work Bench**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Oil Forced Air**
 Under Contract: **None** Contract Cost/Mo:
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Microwave, Refrigerator, Washer**
 Add Inclusions: **x2 Refrigerator, x2 Microwave's x2 Dishwasher x2 Stove**

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **PT RDAL IN FRONT OF LT 12 CON 7 WATT CLOSED BY DM213465 PT 3 35R11079; PT LT 12 CON 7 WATT AS IN DM201271 S/T DM201271 T/W DM201271; MUSKOKA LAKES**

Zoning: **WR4** Survey: **Available/**
 Assess Val/Year: **\$527,000/2016** Hold Over Days:
 PIN: **481360655** Occupant Type: **Owner**
 ROLL: **445302001410900**
 Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **03/13/2024**
 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: 03/14/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Dining Room	Main	11' 4" X 13' 4"	3.45 X 4.06	
Kitchen	Main	11' 3" X 12' 10"	3.43 X 3.91	
Living Room	Main	13' 6" X 21' 11"	4.11 X 6.68	
Den	Main	11' 2" X 8' 3"	3.40 X 2.51	
Laundry	Main	11' 1" X 5' 3"	3.38 X 1.60	
Bedroom	Main	11' 2" X 10' 0"	3.40 X 3.05	
Foyer	Main	13' 6" X 7' 7"	4.11 X 2.31	
Bedroom Primary	Main	11' 3" X 24' 2"	3.43 X 7.37	
Bathroom	Main	7' 6" X 5' 9"	2.29 X 1.75	4-Piece
Bedroom	Second	13' 8" X 9' 11"	4.17 X 3.02	
Family Room	Second	13' 5" X 18' 4"	4.09 X 5.59	
Bedroom	Second	10' 9" X 9' 11"	3.28 X 3.02	
Bedroom	Lower	9' 11" X 15' 6"	3.02 X 4.72	
Den	Lower	9' 11" X 8' 10"	3.02 X 2.69	
Recreation Room	Lower	20' 6" X 19' 6"	6.25 X 5.94	
Breakfast Room	Lower	10' 6" X 6' 4"	3.20 X 1.93	
Kitchen	Lower	10' 6" X 13' 1"	3.20 X 3.99	
Bathroom	Lower	9' 11" X 5' 2"	3.02 X 1.57	4-Piece
Storage	Lower	11' 7" X 20' 6"	3.53 X 6.25	
Utility Room	Lower	9' 9" X 7' 7"	2.97 X 2.31	
Bathroom	Main	5' 10" X 6' 2"	1.78 X 1.88	

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