

3864 MUSKOKA RD 118W Unit #3, Port Carling, Ontario P0B 1J0

Listing

Client Full

3864 MUSKOKA RD 118W #3 Port Carling

Listing ID: 40555332

Active / Residential

Price: **\$8,295,000**



Muskoka/Muskoka Lakes/Medora Bungalow/House

Water Body: **Lake Joseph**
Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	4	2	
Main	1	2	1

Beds (AG+BG): **5 (1 + 4)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **3,904**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,904/Plans**
 DOM: **6**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,034.94/2024**

Remarks/Directions

Public Rmks: **Introducing a stunning blend of modernity and comfort, this 5-bedroom, 4-bathroom sanctuary embraces an open concept design. Crafted with a bespoke combination of wood, MDF, and stone detailing, its allure is accentuated by floor-to-ceiling windows that usher in natural light. The heart of the home is a designer kitchen featuring Dekton wall detailing, overlooking nature, and anchored by a waterfall island. Two custom stone-surround gas fireplaces grace the main floor, while a spacious 4-season Muskoka Room invites relaxation. Luxuriate in the primary suite adorned with floor-to-ceiling Dekton detailing. The lower level offers walkouts from the family room and three bedrooms. Exterior features include metal and wood accents, with a northeast exposure on Southern Lake Joseph. Enjoy 159 straight line feet of waterfront, set upon 4.7 acres of gently sloping, beautifully landscaped terrain. A single slip single-storey boathouse and beach area complete this idyllic retreat, conveniently located near golf clubs and just minutes from Port Carling amenities.**

Directions: **Hwy 118 W to #3864 (North side of hwy) road forks go right to Unit #3 (arrow at fork).**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Beach Front**
 Dock Features: **Boat Slip**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Natural, Sandy**
 Shore Rd Allow: **None**
 Channel Name:

Water View: **Direct Water View**
 Boat House:
 Frontage: **159.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Patio(s)**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **2022//Owner**
 Property Access: **Private Road**
 Other Structures:
 Garage & Parking: **Front Yard Parking//Gravel Driveway**
 Parking Spaces: **5**
 Services: **Electricity**
 Foundation: **ICF**
 Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **0-5 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces:
 Water Source: **Drilled Well**
 Water Tmnt: **Sediment Filter, UV System**
 Sewer: **Septic**
 Well Cap Gall/Min: **12**
 Well Depth Ft: **300**
 Lot Size Area/Units: **4.700/Acres**
 Acres Range: **2-4.99**
 Lot Front (Ft): **159.00**
 Lot Depth (Ft):
 Location: **Rural**
 Lot Irregularities:
 Area Influences: **Airport, Golf, Highway Access, Hospital, Lake/Pond, Library, Marina, Place of Worship, Schools, Shopping Nearby**
 View: **Lake**
 Retire Com:
 Topography: **Flat**
 Fronting On: **South**

Interior

Interior Feat: **Bar Fridge, Built-In Appliances, Ceiling Fans, Propane Tank**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Heat Detector, Smoke Detector(s)**
 Access Feat: **Open Floor Plan**
 Basement: **Full Basement**
 Basement Fin: **Fully Finished**
 Laundry Feat: **In Basement**
 Cooling: **Central Air, Humidity Control, Other**
 Heating: **Forced Air-Propane**
 Fireplace: **2/Propane**
 Under Contract: **Propane Tank**
 FP Stove Op:
 Contract Cost/Mo:

Lease to Own: **None**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Freezer, Gas Stove, Hot Water Tank Owned, Refrigerator, Smoke Detector, Washer, Window Coverings**
 Add Inclusions: **Gen air dishwasher, Sommers generator**
 Exclusions: **Portable hot tub**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 24 CON 3 MEDORA AS IN DM340326, T/W DM340326; MUSKOKA LAKES	Survey: Available/
Zoning: WR4	Hold Over Days:
Assess Val/Year: \$1,199,000/2024	Occupant Type: Owner
PIN: 481510310	Deposit: 5%
ROLL: 445306002603000	
Possession/Date: Flexible/	

Brokerage Information

List Date: **03/26/2024**
 List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port](#)

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 Source Board: The Lakelands Association of REALTORS®
 Prepared By: Myan Mclean, Employee
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