

6 Darling Drive, Port Carling, Ontario P0B 1J0

Client Full
Active / Residential

6 Darling Dr Port Carling

Listing ID: XH420478
Price: **\$1,525,000**



Muskoka/Muskoka Lakes

Bungalow/House



	Beds	Baths	Kitch
Main	4	2	1

Beds (AG+BG): **4 (4 + 0)**
Baths (F+H): **2 (2 + 0)**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,702/Builder**
DOM: **4**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,544.04/2023**

Remarks/Directions

Public Rmks: **Welcome to your year round residence of lakeside living in this enchanting home nestled on Silver Lake's shores, just a stroll from the charming downtown of Port Carling, right in the hub of the "Big 3" Offering 380 ft. Shoreline is enveloped in mature trees, offering unmatched privacy and serenity while maintaining proximity to quaint shops and gourmet restaurants. At its heart, a modern kitchen with bespoke features invites warmth and gathering, setting the tone for a residence that blends rustic charm with contemporary flair. The Muskoka room and living area, overlooking the lake and a private sand beach, promise tranquil views and a seamless connection with nature. The full basement, with its expansive family/games room, fireplace, and direct walk-out to the beach and dock, adds a layer of potential for customization and comfort. Freshly painted throughout!**

Directions: **Hwy 118 W turns into Joseph St turn onto Darling Dr, follow to #6.**
Cross St: **HWY 118 to Darling**

Waterfront

Waterfront Type: **Direct Waterfront** Water View:

Dock Features:

Exterior

Construct. Material:	Wood, Other	Foundation:	Concrete Block	Roof:	Asphalt Shingle
Shingles Replaced:				Prop Attached:	Detached
Year/Desc/Source:	//			Apx Age:	51-99 Years
Garage & Parking:	Carport Parking, Private Drive Double Wide//Gravel Driveway				
Parking Spaces:	7	Driveway Spaces:	6.0	Garage Spaces:	1.0
Water Source:	Other	Water Tmnt:		Sewer:	Septic
Lot Size Area/Units:	/	Acres Range:	0.50-1.99	Acres Rent:	
Lot Front (Ft):	380.00	Lot Depth (Ft):		Lot Shape:	Irregular
Location:	Rural	Lot Irregularities:	24.98 ft x 27.37 ft x 19.29 ft x 19.87 ft x 13.92	Land Lse Fee:	

Interior

Interior Feat:	Central Vacuum, Water Purifier				
Basement:	Full Basement	Basement Fin:	Partially Finished		
Basement Feat:	Walk-Out				
Laundry Feat:	In-Suite				
Heating:	Electric, Forced Air, Propane				
Fireplace:	/Natural Gas, Wood Stove			FP Stove Op:	Yes
Under Contract:	Propane Tank, Security System			Contract Cost/Mo:	
Add Inclusions:	DRYER,FURNITURE,REFRIGERATOR,STOVE,WASHER;				

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 222 PL 4 PORT CARLING AS IN DM23620, DM95454 S/T & T/W DM95454 T/W DM23620; MUSKOKA LAKES		
Assess Val/Year:	\$519,000/2016	Hold Over Days:	90
PIN:	481500812	PIN 2:	
ROLL:	445305000702700	Occupant Type:	Vacant
Possession/Date:	Flexible/	Deposit:	75000

Brokerage Information

List Date: **08/23/2024**
List Brokerage: **RE/MAX Escarpment Realty Inc.**

Source Board: Cornerstone - Hamilton-Burlington
Prepared By: Bob Clarke, Salesperson
Date Prepared: 08/27/2024

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