

6 DARLING Drive, Port Carling, Ontario P0B 1J0

Listing

Client Full
Active / Residential

6 DARLING Dr Port Carling

Listing ID: 40556764
Price: **\$1,689,000**



Muskoka/Muskoka Lakes/Medora Bungalow/House



Water Body: **Silver Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	4	2	1

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **2,431**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,702/Plans**
 BG Fin SF: **729/Plans**
 DOM: **2**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,544.04/2023**

Remarks/Directions

Public Rmks: **Discover the quintessence of lakeside living in this enchanting cottage nestled on Silver Lake's shores, just a stroll from the charming downtown of Port Carling. This secluded 380-point land retreat is shrouded 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, full bar, fireplace, and direct walk-out to the beach and dock, adds a layer of potential for customization and comfort.**

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

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline:
 Shore Rd Allow: **None**
 Channel Name:

Water View: **Direct Water View**
 Boat House:
 Frontage: **380.00**
 Exposure: **North**
 Island Y/N: **No**

Exterior

Construct. Material: **Masonite/Colourlock, Wood**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Private Road**
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **7**
 Water Source: **Lake/River**
 Lot Size Area/Units: **1.259/Acres**
 Lot Front (Ft): **380.00**
 Location: **Rural**
 Area Influences: **Golf, Highway Access, Marina, Place of Worship, Rec./Community Centre, Schools, Shopping Nearby**
 Topography:
 Restrictions:

Foundation: **Block**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Garage Spaces:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Fronting On: **North**
 Exposure: **North**

Interior

Interior Feat: **Ceiling Fans**
 Basement: **Full Basement**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Main Level**
 Cooling: **None**
 Heating: **Baseboard, Propane**
 Under Contract: **Alarm System, Propane Tank**
 Inclusions: **Dryer, Refrigerator, Stove, Washer**

Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 222 PL 4 PORT CARLING AS IN DM23620, DM95454 S/T & T/W DM95454 T/W DM23620; MUSKOKA LAKES**
 Zoning: **R4**
 Assess Val/Year: **\$519,000/2023**
 PIN: **481500812**
 ROLL: **445305000702700**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **Available/**
 Hold Over Days:
 Occupant Type: **Owner Plus Tenant**
 Deposit: **5%**

Brokerage Information

List Date: **03/20/2024**
List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)

--- --
Source Board: The Lakelands Association of REALTORS®
Prepared By: Myan Mclean, Employee
Date Prepared: 03/22/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by itsorealestate.ca. All rights reserved.

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.