

1141 BASS LAKE Road, Port Carling, Ontario P0B 1J0

Listing

Client Full
Active / Residential

[1141 BASS LAKE Rd Port Carling](#)

Listing ID: 40576442
Price: **\$1,525,000**



Muskoka/Muskoka Lakes/Medora 2.5 Storey/House

Water Body: **Bass Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main		2	1
Second	4	1	
Third	2		

Beds (AG+BG): **6 (6 + 0)**
 Baths (F+H): **3 (1 + 2)**
 SF Fin Total: **2,834**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,834/Plans**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,756.10/2023**

Remarks/Directions

Public Rmks: **Welcome to 1141 Bass Lake Road Unit #21. The private, beautiful waterfront cottage sitting on Bass Lake with 522' of shoreline frontage along with multi-facing shoreline exposure perfect for catching sunrise and sunset views, Could be the perfect getaway cottage for you! Activities are endless as this property also sits on close to 10 acres of land! And a large outside porch which would be amazing for family barbecue's or relaxation in the peaceful environment.**

Directions: **Muskoka Road 169 to Bass Lake Rd - Continue for roughly 7 minutes, Sign on Property.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **Private Docking**
 Shoreline: **Natural**
 Shore Rd Allow: **None**
 Channel Name:
 Boat House:
 Frontage: **522.58**
 Exposure:
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Porch-Enclosed** Roof: **Asphalt Shingle**
 Construct. Material: **Log** Foundation: **Block** Prop Attached: **Detached**
 Shingles Replaced: Year/Desc/Source: **1977//Other** Apx Age: **31-50 Years**
 Property Access: **Private Road**
 Garage & Parking: **Outside/Surface/Open** Driveway Spaces: **0.0** Garage Spaces:
 Parking Spaces: **10** Services: **Electricity** Water Source: **Lake/River** Sewer: **Septic**
 Lot Size Area/Units: **8.948/Acres** Acres Range: **5-9.99** Sewer: **Septic**
 Lot Front (Ft): **522.58** Lot Depth (Ft): **0.00** Acres Rent:
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Golf, Highway Access** Retire Com:
 View: **Lake** Fronting On: **East**
 Topography: Exposure: **North, East, South**
 Restrictions:

Interior

Interior Feat: **Water Heater Owned**
 Security Feat: **Smoke Detector(s)**
 Access Feat: **None**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **In Hall**
 Cooling: **None**
 Heating: **Baseboard**
 Fireplace: **1/Wood** FP Stove Op:
 Inclusions: **Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, Washer**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 24108 SEC MUSKOKA; PT LT 9 CON 5 MEDORA PT 5 35R2157 EXCEPT PT 1, 2, 12, 13 35R16403; T/W PT 6 TO 9 35R2157 AS IN LT60982; T/W LT82793; THE DISTRICT MUNICIPALITY OF MUSKOKA SUBJECT TO AN EASEMENT OVER PART 14, 35R16403 AS IN LT193412 TOWNSHIP OF MUSKOKA LAKES**
 Zoning: **WR5** Survey: **Available/**
 Assess Val/Year: **\$606,000/2023** Hold Over Days:
 PIN: **481460263** Occupant Type: **Owner**

Possession/Date: **Flexible/**

Deposit: **5%**

Brokerage Information

List Date: **04/24/2024**

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

Date Prepared: 04/24/2024

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