

37 MINTENS Lane, Port Severn, Ontario L0K 1S0

Client Full
Active / Residential

37 MINTENS Ln Port Severn

Listing ID: 40575655
Price: **\$939,900**



Muskoka/Georgian Bay/Georgian Bay

Bungalow Raised/House



Water Body: **Little Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **985**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **985/LBO provided**
 DOM: **67**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,542.94/2024**

Remarks/Directions

Public Rmks: **Nestled along the picturesque shores of Little Lake, one lock from Georgian Bay, this waterfront home offers year-round living with easy access to Hwy 400, walking distance to shops, restaurants, beach and boat launch. Easy maintenance with town water and sewer, year-round road clearing and garbage collection. Enjoy stunning views from the large deck overlooking 100 feet of water frontage with dock, firepit area and swim spa. This 1,000 square foot, open-concept home features primary bedroom with ensuite, walk-in closet and laundry tower, 2 additional bedrooms, full bath, and a stylish kitchen with all new appliances, including a gas stove, and new hardwood flooring throughout. Property has new survey with site plan for an addition. Whether as a weekend retreat or fulltime residence, make this tranquil oasis your own!**

Directions: **HIGHWAY 400 TO EXIT 156 TO PORT SEVERN ROAD LEFT ONTO MINTENS LANE TO # 37 SIGN ON PROPERTY**

Waterfront

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

Exterior

Construct. Material: Vinyl Siding	Foundation: Slab	Roof: Shingles
Shingles Replaced:		Prop Attached: Detached
Year/Desc/Source: //		Apx Age: 6-15 Years
Property Access: Year Round Road		Rd Acc Fee:
Garage & Parking: Private Drive Single Wide//Gravel Driveway	Driveway Spaces: 4.0	Garage Spaces:
Parking Spaces: 4	Parking Assigned:	Licen Dwelling: No
Services: Cell Service, Electricity, Street Lights	Water Tmnt: Reverse Osmosis	Sewer: Sewer (Municipal)
Water Source: Municipal	Acres Range: 0.50-1.99	Acres Rent:
Lot Size Area/Units: 0.550/Acres	Lot Depth (Ft):	Lot Shape:
Lot Front (Ft): 100.00	Lot Irregularities:	Land Lse Fee:
Location: Rural		
Area Influences: Golf, Lake Access, Library, Marina, Park, Place of Worship, Playground Nearby, Rec./Community Centre, School Bus Route, Shopping Nearby, Skiing, Trails		
Topography:	Fronting On: North	

Interior

Interior Feat: Built-In Appliances, Ceiling Fans	
Security Feat: Smoke Detector(s)	
Basement: Crawl Space	Basement Fin: Unfinished
Cooling: Wall Unit	
Heating: Forced Air-Propane, Other	
Under Contract: Propane Tank	Contract Cost/Mo:
Inclusions: Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer, Other	

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PCL 14740 SEC MUSKOKA; PT LT 28 CON 3 BAXTER AS IN LT31367 T/W LT103074; GEORGIAN BAY ; THE DISTRICT OF MUSKOKA - SEE SCHEDULE B	
Zoning: R4 FH1	Survey: Available/
Assess Val/Year: \$423,000/2023	Hold Over Days: 90
PIN: 480180724	Occupant Type: Owner
ROLL: 446503001502100	
Possession/Date: Flexible/	Deposit: 5%

Brokerage Information

List Date: **05/03/2024**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)



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Source Board: The Lakelands Association of REALTORS®

Prepared By: Bob Emmett, Salesperson

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