

# 37 MINTENS Lane, Port Severn, Ontario L0K 1S0

Client Full  
**Active / Residential**

**37 MINTENS Ln Port Severn**

Listing ID: 40575655

Price: **\$974,900**



## Muskoka/Georgian Bay/Georgian Bay

**Bungalow Raised/House**



Water Body: **Little Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	<b>3</b>	<b>2</b>	<b>1</b>

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: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,542.94/2024**

### Remarks/Directions

Public Rmks: **Welcome to 37 Mintens Road. Nestled along the picturesque shores of Little Lake/Trent Severn, this waterfront haven offers year-round accessibility and luxury living. Boasting stunning views and easy road access just moments from Highway 400, this 1000 square foot home features 3 bedrooms, 2 bathrooms, and a stylish custom kitchen perfect for entertaining. Enjoy seamless indoor-outdoor living with a large deck overlooking the 100 feet of water frontage, spa, and dock. With a fenced-in yard, cozy fire pit area, and ample storage, this turnkey property invites you to embrace waterfront living at its finest – whether as a weekend retreat or full-time 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**  
 Shoreline: **Natural, Weedy**  
 Shore Rd Allow: **Owned**  
 Channel Name:

Boat House:  
 Frontage: **100.00**  
 Exposure: **North**  
 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**  
 Parking Spaces: **4** Driveway Spaces: **4.0** Garage Spaces:  
 Parking Level/Unit: Parking Assigned: Licen Dwelling: **No**  
 Services: **Cell Service, Electricity, Street Lights**  
 Water Source: **Municipal** Water Tmnt: **Reverse Osmosis** Sewer: **Sewer (Municipal)**  
 Lot Size Area/Units: **0.550/Acres** Acres Range: **0.50-1.99** Acres Rent:  
 Lot Front (Ft): **100.00** Lot Depth (Ft): Lot Shape:  
 Location: **Rural** Lot Irregularities: Land Lse Fee:  
 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**

-- -- --

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Laura Billings, Employee  
Date Prepared: 05/03/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
POWERED by [itsorealestate.ca](http://itsorealestate.ca). All rights reserved.

---

**Listing ID: 40575655**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room</b>	<b>Main</b>	<b>22' 3" X 11' 3"</b>	<b>6.78 X 3.43</b>	
<b>Bedroom</b>	<b>Main</b>	<b>8' 7" X 11' 4"</b>	<b>2.62 X 3.45</b>	
<b>Bedroom</b>	<b>Main</b>	<b>7' 3" X 11' 2"</b>	<b>2.21 X 3.40</b>	
<b>Bathroom</b>	<b>Main</b>	<b>5' 5" X 7' 0"</b>	<b>1.65 X 2.13</b>	<b>3-Piece</b>
<b>Kitchen</b>	<b>Main</b>	<b>16' 0" X 11' 9"</b>	<b>4.88 X 3.58</b>	
<b>Primary Ensuite Bathroom</b>	<b>Main</b>	<b>5' 4" X 11' 2"</b>	<b>1.63 X 3.40</b>	<b>4-Piece</b>
<b>Bedroom Primary</b>	<b>Main</b>	<b>11' 1" X 11' 2"</b>	<b>3.38 X 3.40</b>	

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.