

# 17 LABRASH LAKE Road, Whitestone, Ontario P0A 1G0

Client Full  
**Active / Residential**

**17 LABRASH LAKE Rd Whitestone**

Listing ID: 40593914

Price: **\$748,000**

## Parry Sound/Whitestone/Whitestone 2 Storey/House



Water Body: **La Brash Lake**  
Type of Water: **Lake**

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

Beds (AG+BG): **3 (3 + 0)**  
Baths (F+H): **2 (1 + 1)**  
SF Fin Total: **1,799**  
AG Fin SF Range: **1501 to 2000**  
AG Fin SF: **1,799/Plans**  
DOM: **43**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$2,198.23/2023**

### Remarks/Directions

Public Rmks: **This 4-season spacious lakefront cottage, on well-maintained municipal road, boasts wide plank pine floors, WETT certified Napoleon woodstove and a recently renovated kitchen and family room. Labrash Lake awaits your next family adventure after a 5-minute walk down the stairs or a ride down the driveway on your ATV. The 207 ft shoreline features an afternoon shaded sandy beach for the little ones, a new dock for the older kids to cannonball off or take a family cruise down the lake and fish off your pontoon boat. Too many trees blocking the lakeview? Hire a local arborist to carve out the perfect natural landscape of your dreams. The garage/workshop features 220-amp service and the rustic log cabin by the lake is waiting to keep your toys out of the weather. Hundreds of kms of connecting OFC snowmobile trails are nearby making this a winter adventure seekers paradise. Property upgrades feature new siding with level wall wrap, 50-year fiberglass shingles and entire roof ice & water shield in 2015 and new inside oil tank, water heater and furnace installed in the last 5 years. This 1.6-acre waterfront property has everything you need, only 10 minutes from Dunchurch and 30 minutes to Parry Sound. Extras include: 18 ft pontoon boat/trailer, hybrid trailer/bunkie, 10x12 sunshade, ATV with dump trailer, 2 kayaks, new gasoline powered wood splitter, firewood logs (25 face cords) ready to cut, split and stacked in the woodshed for next winter. (have ownership for Trailer, trailer and ATV)**

Directions: **Hwy 520 North. Slight right onto Maple Island Road. Left on Ladds Road and right on Labrash Lake Road. Sign on property.**

### Waterfront

Waterfront Type:	<b>Direct Waterfront</b>	Water View:	<b>Direct Water View</b>
Waterfront Features:	<b>Water Access Deeded</b>		
Dock Type:	<b>Private Docking</b>	Boat House:	
Shoreline:	<b>Clean, Deep, Natural</b>	Frontage:	<b>223.00</b>
Shore Rd Allow:	<b>None</b>	Exposure:	<b>North</b>
Channel Name:		Island Y/N:	<b>No</b>

### Exterior

Exterior Feat:	<b>Deck(s)</b>	Roof:	<b>Asphalt Shingle, Shingles</b>
Construct. Material:	<b>Vinyl Siding, Wood</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apx Age:	<b>16-30 Years</b>
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	<b>Municipal Road, Year Round Road</b>	Garage Spaces:	<b>1.0</b>
Garage & Parking:	<b>Detached Garage//Private Drive Single Wide//Gravel Driveway</b>	Sewer:	<b>Septic</b>
Parking Spaces:	<b>7</b>	Driveway Spaces:	<b>6.0</b>
Water Source:	<b>Drilled Well</b>	Water Tmnt:	<b>UV System</b>
Lot Size Area/Units:	<b>1.620/Acres</b>	Acres Range:	<b>0.50-1.99</b>
Lot Front (Ft):	<b>223.00</b>	Lot Depth (Ft):	
Location:	<b>Rural</b>	Lot Irregularities:	
Area Influences:	<b>Lake Access, Lake/Pond, Quiet Area, Trails</b>	Land Lse Fee:	
View:	<b>Forest</b>	Retire Com:	
Topography:	<b>Wooded/Treed</b>	Fronting On:	<b>South</b>
Restrictions:		Exposure:	<b>North</b>

### Interior

Interior Feat:	<b>Ceiling Fans, Sump Pump, Water Heater</b>
Basement:	<b>Crawl Space</b>
Basement Fin:	<b>Unfinished</b>
Laundry Feat:	<b>In Bathroom</b>
Cooling:	<b>None</b>
Heating:	<b>Oil Forced Air, Woodstove</b>
Inclusions:	<b>Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Stove, Washer</b>

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>PCL 15806 SEC NS; LT 3 PL M446; WHITESTONE</b>	Survey:	<b>Available/</b>
Zoning:	<b>WF3</b>		

Assess Val/Year: **\$322,000/2016**  
PIN: **522510196**  
ROLL: **493905000105314**  
Possession/Date: **Flexible/**

Hold Over Days: **60**  
Occupant Type: **Owner**

Deposit: **5%**

**Brokerage Information**

List Date: **06/03/2024**

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: Laura Billings, Employee  
Date Prepared: 07/16/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Family Room</b>	<b>Main</b>	<b>23' 5" X 13' 9"</b>	<b>7.14 X 4.19</b>	
<b>Living Room</b>	<b>Main</b>	<b>14' 10" X 13' 9"</b>	<b>4.52 X 4.19</b>	
<b>Dining Room</b>	<b>Main</b>	<b>13' 11" X 7' 8"</b>	<b>4.24 X 2.34</b>	
<b>Kitchen</b>	<b>Main</b>	<b>9' 6" X 10' 10"</b>	<b>2.90 X 3.30</b>	
<b>Bathroom</b>	<b>Main</b>	<b>3' 10" X 7' 0"</b>	<b>1.17 X 2.13</b>	<b>2-Piece</b>
<b>Mud Room</b>	<b>Main</b>	<b>11' 6" X 9' 7"</b>	<b>3.51 X 2.92</b>	
<b>Bedroom</b>	<b>Second</b>	<b>11' 0" X 9' 5"</b>	<b>3.35 X 2.87</b>	
<b>Bedroom Primary</b>	<b>Second</b>	<b>11' 11" X 13' 3"</b>	<b>3.63 X 4.04</b>	
<b>Other</b>	<b>Second</b>	<b>7' 8" X 7' 3"</b>	<b>2.34 X 2.21</b>	
<u>Desc:</u> <b>Study</b>				
<b>Bedroom</b>	<b>Second</b>	<b>11' 3" X 9' 4"</b>	<b>3.43 X 2.84</b>	
<b>Bathroom</b>	<b>Second</b>	<b>15' 3" X 7' 10"</b>	<b>4.65 X 2.39</b>	<b>3-Piece</b>

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