

17 LABRASH LAKE Road, Whitestone, Ontario P0A 1G0

Client Full
Active / Residential

[17 LABRASH LAKE Rd Whitestone](#)

Listing ID: 40639027

Price: \$748,000



Parry Sound/Whitestone/Whitestone

2 Storey/House



Water Body: **La Brash Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

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: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,198.23/2023**

Remarks/Directions

Public Rmks: **Charming 4-Season Lakefront Retreat. Discover your own slice of paradise with this beautifully renovated lakefront home, perfectly positioned for year-round enjoyment. Nestled on 1.6 acres of pristine land with 207 feet of serene lake frontage. Enjoy the modern comforts of a recently updated kitchen and family room, designed to blend style and functionality. Whether you're hosting a summer barbecue or cozying up by the fireplace in winter, these spaces are perfect for making memories. Access the beautiful waters effortlessly via a well-maintained stairway or a groomed trail, suitable for ATV or golf cart. The lake is ideal for swimming, fishing, or simply soaking up the tranquility of nature. Embrace outdoor adventures with snowmobile trails nearby for winter fun and explore the natural beauty of the surrounding area in every season. The home boasts newly renovated siding and upgraded 50-year ice shield shingles with enhanced insulation, ensuring greater energy efficiency and durability against the elements. This lakefront gem combines modern updates with classic charm, offering a versatile living experience whether you seek a summer getaway or a winter retreat. Come see for yourself how this home can be your perfect four-season sanctuary.**

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

Exterior

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

Interior

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

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 15806 SEC NS; LT 3 PL M446; WHITESTONE** Survey: **Available/**
 Zoning: **WF3** Hold Over Days: **60**
 Assess Val/Year: **\$322,000/2016** PIN 2:
 PIN: **522510196** Occupant Type: **Owner**
 ROLL: **493905000105314**

Possession/Date: **Flexible/**

Deposit: **5%**

Brokerage Information

List Date: **09/03/2024**

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: Myan Mclean, Employee

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