

4 COUNTRY Trail, Port Severn, Ontario L0K 1S0

Listing

Client Full

Active / Residential**4 COUNTRY TI Port Severn***Pending Board Approval*

Listing ID: 40608576

Price: **\$869,990**

Muskoka/Georgian Bay/Georgian Bay

2 Storey/House

	Beds	Baths	Kitch
Main	1	2	1
Second	3	1	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **2,734**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,734/Plans**
 DOM: **1**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$4,297.00/2023**
 Condo Fee/Freq: **\$242.46/Monthly**

Remarks/Directions

Public Rmks: Imagine the joy of moving into a spacious four-bedroom home that feels like it was custom-designed just for you. Picture yourself in a stunning main floor primary suite, complete with a 5-pc ensuite, convenience of a main floor laundry, and a generous walk-in closet that provides the perfect start and end to your day. In the heart of the home, a great room with vaulted ceilings and a cozy fireplace invites you to relax and entertain. The open, airy kitchen with its inviting dining area is ideal for hosting family and friends, and just outside, an outdoor patio offers a tranquil spot for morning coffee or evening drinks. Upstairs, three large bedrooms provide ample space for guests or grandchildren, while a beautifully appointed bathroom ensures their comfort. An open sitting area overlooks the great room below, creating a sense of connectedness and space that is both welcoming and grand. Nestled in the picturesque Oak Bay golf and marina community, your new home is surrounded by the breathtaking beauty of Georgian Bay's forests and granite outcroppings. Enjoy the community's own golf course and popular restaurant, perfect for socializing and indulging in your love of golf. Just a few steps away, the marina opens up a world of boating adventures on the world-renowned Georgian Bay. Living here means being part of a vibrant community of fellow golfers and boaters, sharing experiences and creating lasting memories. Plus, you're just a short distance from the charming towns of the Muskokas, Midland and Collingwood, where you'll find a delightful array of restaurants, shopping, and cultural attractions. This is more than just a move; it's a well-deserved upgrade to a lifestyle you've always dreamed of. Welcome to your new home, where every day feels like a vacation.

Directions: **Honey Harbour Rd to Golf Course Rd to Marina Village Dr to Country Trail**

Cross St: **Marina Village Dr & Country Trail**

Common Elements

Common Element/Condo Amenities: **BBQs Permitted**

Condo Fees: **\$242.46/Monthly**

Condo Fees Rmrks: **Snow removal & maint on road,**

Condo Fees Incl: **Association Fee, Common Elements, Private Garbage Removal, Property Management Fees**

Locker: **None**

Pets Allowed: **Yes**

Prop Mgmt Co: **Percol Inc.**

Prop Mgt Contact: **Michelle Ainger xt.345/705-293-6843**

Balcony: **None**

Condo Corp #: **MVLCC 64**

Condo Corp Yr End: **05/31/2023**

Status Certificate Date:

Exterior

Exterior Feat:

Deck(s), Porch

Construct. Material: **Vinyl Siding, Wood**

Shingles Replaced:

Foundation: Poured Concrete

Year/Desc/Source:

2019/Completed / New/Builder

Property Access:

Year Round Road

Other Structures:

None

Pool Features:

Community

Garage & Parking:

Attached Garage//Private Drive Double Wide

Parking Spaces:

4

Driveway Spaces: **2.0**

Roof:

Asphalt Shingle

Prop Attached:

Detached

Apx Age:

0-5 Years

Rd Acc Fee:

Winterized:

Garage Spaces:

2.0

Services:

Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Street Lights

Water Source:

Municipal

Lot Size Area/Units:

/

Water Tmnt:

Lot Front (Ft):

64.00

Acres Range: **< 0.5**

Sewer:

Sewer (Municipal)

Location:

Urban

Lot Depth (Ft):

0.00

Acres Rent:

Lot Shape:

Area Influences:

Golf, Lake/Pond, Major Highway, Marina, Place of Worship, Rec./Community Centre, School Bus

Lot Irregularities: **Irregular shape**

Land Lse Fee:

View:

Golf Course, Trees/Woods

Retire Com:

No

Topography:

Subdiv. Covenant

Fronting On:

East

Restrictions:

Exposure:

West

Interior

Interior Feat: **On Demand Water Heater, Propane Tank, Water Heater Owned**

Basement:

None

Basement Fin:

Laundry Feat: **Laundry Room, Main Level**

Cooling:

Central Air

Heating:

Forced Air-Propane

Fireplace:

1/Propane

FP Stove Op:

Yes

Inclusions:

Dishwasher, Dryer, Garage Door Opener, Gas Stove, Hot Water Tank Owned, Refrigerator, Washer, Window Coverings

Furnace Age:

Tank Age:

UFFI: **No**

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **UNIT 3, LEVEL 1, MUSKOKA VACANT LAND CONDOMINIUM PLAN NO. 64 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : BLK 1 PL 35M722 GEORGIAN BAY EXCEPT PT 9 & 10 35R22534; S/T & T/W EASEMENTS AS SET OUT IN SCHEDULE "A" OF**

Zoning: **Condo**

Survey: **None/**

Assess Val/Year: **\$547,000/2024**

Hold Over Days: **90**

PIN: **488640003**

Occupant Type: **Owner**

ROLL: **446503001201503**

Possession/Date: **Flexible/**

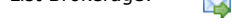
Deposit: **5%**

Possession Rmks: **Quick closing avail**

Brokerage Information

List Date: **06/20/2024**

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



Source Board: The Lakelands Association of REALTORS®

Prepared By: Jacqueline Krzywania, Employee

Date Prepared: 06/21/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by itsorealestate.ca. All rights reserved.

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.