

# 43 MAPLE ST, Rosseau, Ontario P0C 1J0

Listing

Client Full  
**Active / Residential**

**43 MAPLE ST Rosseau**

Listing ID: 40599708

Price: **\$1,625,000**

## Parry Sound/Seguin/Seguin

2 Storey/House

Water Body: **Shadow River**Type of Water: **River**

	Beds	Baths	Kitch
Lower	1	1	
Main	2	1	1
Second	2	1	

Beds (AG+BG): **5 (4 + 1)**  
 Baths (F+H): **3 (3 + 0)**  
 SF Fin Total: **2,594**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,594/Plans**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,609.00/2023**

### Remarks/Directions

Public Rmks: **This is a rare gem right in the heart of the blooming town of Rosseau. Cascading grounds and lush gardens illuminate this four season cottage or home. Vista points that will take your breath away surround the landscape. With 5 bedrooms and a recently built garage that has potential for living quarters above, this property will comfortably accommodate your family and all your guests. Walk down to the water where you can enjoy the quiet serene nature or hop into your boat to Lake Rosseau in under 5 minutes where big lake boating awaits! Lake Rosseau, Lake Joe and Lake Muskoka give you endless opportunities for lakeside adventures, dining, fishing and shopping. If staying home is on the itinerary, your very own private riverside wood burning sauna will give you a spa like experience. Afterwards, you can stroll into town to enjoy a meal at the famous Crossroads Restaurant or enjoy the action of the brand new state of the art Marina. The possibilities of enjoyment are endless with this property and give you access to the 'Big Three' at an unbeatable price!**

Directions: **Peninsula Rd/Muskoka District Road 7 Continue onto ON-632 N Turn Left on Maple Street to 43.**

### Waterfront

Waterfront Type: **Direct Waterfront**  
 Waterfront Features: **Riverfront**  
 Dock Type: **Private Docking**  
 Shoreline: **Natural**  
 Shore Rd Allow: **Owned**  
 Channel Name:

Water View: **Direct Water View**

Boat House:  
 Frontage: **196.85**  
 Exposure:  
 Island Y/N: **No**

### Exterior

Construct. Material: **Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **1980//Other**  
 Property Access: **By Water, Municipal Road, Year Round Road**  
 Garage & Parking: **Detached Garage//Private Drive Single Wide**  
 Parking Spaces: **8**  
 Water Source: **Dug Well**  
 Lot Size Area/Units: **1.000/Acres**  
 Lot Front (Ft): **196.85**  
 Location: **Rural**  
 Area Influences: **Golf, Quiet Area, Rec./Community Centre, River/Stream, School Bus Route, Schools**  
 Topography:  
 Restrictions:

Foundation: **Concrete**  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **31-50 Years**  
 Rd Acc Fee:  
 Driveway Spaces: **6.0**  
 Water Tmnt:  
 Acres Range: **0.50-1.99**  
 Lot Depth (Ft):  
 Lot Irregularities:  
 Garage Spaces: **2.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Fronting On: **East**  
 Exposure: **South**

### Interior

Interior Feat: **Ceiling Fans**  
 Basement: **Full Basement**  
 Cooling: **None**  
 Heating: **Forced Air-Propane, Woodstove**  
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**  
 Add Inclusions: **(2) Fridge (2) Stove**  
 Basement Fin: **Fully Finished**

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PART BLOCK G PLAN 163 PART 20 PSR1306; T/W R0205666; PART OF WATER STREET PLAN 163, PART 1 42R20976 (CLOSED BY BYLAW 2019-111 AS IN GB127963) TOWNSHIP OF SEGUIN**  
 Zoning: **R1**  
 Assess Val/Year: **\$483,000/2016**  
 PIN: **521990808**  
 ROLL: **490302000206519**  
 Local Improvements Fee:  
 Survey: **Available/**  
 Hold Over Days: **60**  
 Occupant Type: **Owner Plus Tenant**

Possession/Date: **Flexible/**

Deposit: **5%**

**Brokerage Information**

List Date: **06/07/2024**

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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