

47 MARINA VILLAGE Drive, Port Severn, Ontario L0K 1S0

Client Full
Active / Residential

47 MARINA VILLAGE Dr Port Severn
Pending Board Approval

Listing ID: 40608636
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: **\$4,375.00/2023**
 Condo Fee/Freq: **\$242.46/Monthly**

Remarks/Directions

Public Rmks: **Calling all active adults who crave adventure and life in the great outdoors, imagine a four-bedroom home in the heart of the Oak Bay Golf and Marina community. This stunning residence boasts a grand great room with vaulted ceilings and a cozy fireplace, creating the perfect gathering spot after a day of activities. The open kitchen and dining area are designed for entertaining, while the main floor primary bedroom, complete with an ensuite and laundry room, offers unparalleled convenience and comfort. Upstairs, you'll find an inviting seating area or office space that overlooks the great room, perfect for a quiet moment or catching up on work. Three large bedrooms and a well-appointed bathroom ensure plenty of space for family and friends. Living here offers the opportunities to embrace an active lifestyle as well as to relax and unwind in the fresh, clean air of Georgian Bay, with its stunning forests and granite outcroppings. You'll be just steps away from local trails and parks, ideal for hiking, skiing, and snowmobiling. The community's golf course and marina provide endless opportunities for golfing and boating adventures. Located just over an hour from the Greater Toronto Area, this home offers a serene escape from the high-energy city life, replacing it with the more charming, laid-back culture of Midland, Collingwood and various Muskoka towns.**

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

Common Elements

Common Element/Condo Amenities: **BBQs Permitted, Community Marina, Pool**
 Condo Fees: **\$242.46/Monthly**
 Condo Fees Rmrks: **Road Maintenance**
 Condo Fees Incl: **Common Elements, Private Garbage Removal, Property Management Fees, Snow Removal**
 Locker: **None**
 Pets Allowed: **Yes**
 Prop Mgmt Co: **Percol Inc. CC#MVLCC64**
 Prop Mgt Contact: **Michelle Ainger xt. 345/705-292-6843**

Balcony: **None**
 Condo Corp #: **MVLCC64**
 Condo Corp Yr End: **05/30/2025**
 Status Certificate Date:

Exterior

Exterior Feat: **Porch, Recreational Area, Year Round Living**
 Construct. Material: **Vinyl Siding, Wood**
 Shingles Replaced:
 Year/Desc/Source: **2019/Completed / New/Owner**
 Property Access: **Private Road**
 Pool Features: **Community**
 Garage & Parking: **Attached Garage//Private Drive Double Wide**
 Parking Spaces: **4**
 Water Source: **Municipal**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **58.00**
 Location: **Urban**
 Area Influences: **Golf, Greenbelt/Conservation, Highway Access, Lake Access, Major Highway, Marina, Place of Worship, Rec./Community Centre, School Bus Route, Skiing, Trails**
 View: **Trees/Woods**
 Restrictions: **Subdiv. Covenant, Unknown**

Foundation: **Concrete**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **0-5 Years**
 Rd Acc Fee:

Driveway Spaces: **2.0**

Garage Spaces: **2.0**
 Sewer: **Sewer (Municipal)**

Water Tmnt: **< 0.5**

Acres Rent:

Acres Range: **< 0.5**

Lot Shape:

Lot Depth (Ft): **0.00**

Land Lse Fee:

Retire Com: **No**

Fronting On: **North**

Exposure:

Interior

Interior Feat: **Central Vacuum Roughed-in, On Demand Water Heater, Propane Tank, Water Heater Owned**
 Basement: **None**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane**
 Fireplace: **1/Propane**
 Under Contract: **None**
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Gas Stove, Refrigerator, Washer, Window Coverings**
 Furnace Age:

FP Stove Op: **Yes**

Contract Cost/Mo:

Tank Age:

UFFI: **No**

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **UNIT 44, 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: | \$557,000/2024 | Hold Over Days: | 90 |
| PIN: | 488640044 | Occupant Type: | Owner |
| ROLL: | 446503001201544 | Deposit: | 5% |
| Possession/Date: | Flexible/ | | |
| Possession Rmks: | Quick closing avail | | |

Brokerage Information

List Date: **06/20/2024**
List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port !](#)

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Myan Mclean, Employee
Date Prepared: 06/21/2024

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