1016 CURRIE Street, Muskoka Lakes, Ontario P0C 1A0

Client Full
Active / Residential

1016 CURRIE St Muskoka Lakes

Listing ID: 40599704
Price: **$2,449,000**

Muskoka/Muskoka Lakes/Medora
2 Storey/House

Water Body: **Lake Muskoka**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	**2**	**2**	**1**
Second	**1**		

Beds (AG+BG):	**3** (**3** + **0**)
Baths (F+H):	**2** (**2** + **0**)
SF Fin Total:	**2,597**
AG Fin SF Range:	**2001 to 3000**
AG Fin SF:	**2,597/Plans**
DOM:	**43**
Common Interest:	**Freehold/None**
Tax Amt/Yr:	**$4,632.17/2024**

Remarks/Directions

Public Rmks: **This property exudes classic Muskoka with modern touches and incredible value. The main cottage has a wrap around sunroom overlooking the lake on this perfectly level lot with stunning landscape. With 3 bedrooms, including a spacious primary with an ensuite and living quarters above the boathouse, there is plenty of room for the whole family and your weekend guests. At waters edge you can enjoy sun on the two slip boathouse veranda or dive into the lake from the additional dock that takes in a whole new view. A large 2 bay garage will house all the vehicles and toys and has potential for a games room, shop or crafting nook on the second floor. This 160 feet of Muskoka magic lies in the heart of Bala giving you walking access to nostalgic shops, fantastic restaurants and all your shopping needs. This classic Muskoka beauty will give you all the cottage feels!**

Directions: **Muskoka Road 169 into Bala, Turn onto Gordon Street, Turn Left onto Weismiller St, Left onto Currie St - to 1016 (SOP)**

Waterfront

Waterfront Type:	**Direct Waterfront**	Water View:	**Direct Water View**
Waterfront Features:	**Other**		
Dock Type:	**Private Docking**	Boat House:	**Boat House, Boathouse-Double Slips, Boathouse-Two Storey**
Shoreline:	**Natural**	Frontage:	**160.00**
Shore Rd Allow:	**None**	Exposure:	**North, East**
Channel Name:		Island Y/N:	**No**

Exterior

Construct. Material:	**Wood**			Roof:	**Asphalt Shingle, Metal**
Shingles Replaced:		Foundation:	**Concrete**	Prop Attached:	**Detached**
Year/Desc/Source:	**1915//Other**			Apx Age:	**100+ Years**
Property Access:	**By Water, Municipal Road, Paved Road, Year Round Road**			Rd Acc Fee:	
Garage & Parking:	**Detached Garage//Covered Parking, Private Drive Double Wide**				
Parking Spaces:	**11**	Driveway Spaces:	**8.0**	Garage Spaces:	**2.0**
Water Source:	**Municipal**	Water Tmnt:		Sewer:	**Sewer (Municipal)**
Lot Size Area/Units:	**0.860/Acres**	Acres Range:	**0.50–1.99**	Acres Rent:	
Lot Front (Ft):	**160.00**	Lot Depth (Ft):	**234.00**	Lot Shape:	
Location:	**Rural**	Lot Irregularities:		Land Lse Fee:	
Area Influences:	**Lake Access, Marina, Park**				
Topography:	**Flat**			Fronting On:	**West**

Interior

Interior Feat:	**Ceiling Fans, Central Vacuum, Water Heater Owned, Water Meter**
Basement:	**None** Basement Fin:
Cooling:	**None**
Heating:	**Baseboard, Electric, Forced Air-Propane**
Inclusions:	**Central Vac, Dishwasher, Dryer, Range Hood, Refrigerator, Stove, Washer**

Property Information

Common Elem Fee:	**No**	Local Improvements Fee:	
Legal Desc:	**LT 191-192 PL 21 MEDORA; MUSKOKA LAKES**		
Zoning:	**R4**	Survey:	**Available/**
Assess Val/Year:	**$1,020,000/2016**	Hold Over Days:	
PIN:	**481540744**	Occupant Type:	**Owner**
ROLL:	**445307001202800**		
Possession/Date:	**Flexible/**	Deposit:	**5%**

Brokerage Information

List Date: **06/10/2024**
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: Jacqueline Krzywania, Employee
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