

1140 GRANDVIEW LAKE RD 4 Unit #2, Baysville, Ontario P0B 1A0

Client Full

1140 GRANDVIEW LAKE RD 4 #2
Baysville

Listing ID: 40623744

Active / Residential

Price: **\$739,000**



Muskoka/Lake of Bays/McLean

2 Storey/House



Water Body: **Grandview Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **952**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **952/Plans**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,850.14/2024**

Remarks/Directions

Public Rmks: Discover the perfect retreat with this fully remodeled cottage on tranquil Grandview Lake. Offering an exceptional value with no work needed, this property features 150 feet of south-facing frontage, ensuring beautiful sunlight all day long. The open-concept interior, brightened by large windows and sliding glass doors, seamlessly connects to a spacious deck that spans the length of the cottage. Enjoy modern and charming finishes throughout, with 2 cozy bedrooms each with ample closet space and a stylish 3 piece bathroom. The cottage has been updated and remodelled from the inside out down to the studs: including new electrical, plumbing, siding and a steel roof. Cozy up by the WETT certified wood stove on chilly evenings or take advantage of the fully winterized design. A private dock awaits your boat, while a storage shed by the lake adds convenience for all of the summer toys. The shallow, rippled sand entry is perfect for swimming or wading. Just 5 minutes from Baysville, you'll have easy access to the Lake of Bays Brewery, LCBO, restaurants, and charming shops. Experience lakeside living at its finest with this modern yet charming retreat.

Directions: Butter & Egg Rd to Muskoka District Rd 47 to ON-11 S to Grandview Lake Rd in Lake of Bays

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **Private Docking** Boat House:
 Shoreline: **Clean, Deep, Hard Bottom, Natural** Frontage: **150.00**
 Shore Rd Allow: **Not Owned** Exposure: **East, South**
 Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)** Roof: **Metal**
 Construct. Material: **Vinyl Siding** Prop Attached: **Detached**
 Shingles Replaced: Foundation: **Concrete, Piers** Apx Age: **31-50 Years**
 Year/Desc/Source: // Property Access: **Private Road** Rd Acc Fee:
 Other Structures: **Shed** Winterized:
 Garage & Parking: **Private Drive Single Wide** Garage Spaces:
 Parking Spaces: **3** Driveway Spaces: **3.0**
 Services: **Cell Service, High Speed Internet Avail**
 Water Source: **Lake/River** Water Tmnt: **Sediment Filter, UV System** Sewer: **Septic**
 Lot Size Area/Units: **0.230/Acres** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **150.00** Lot Depth (Ft): **0.00** Lot Shape:
 Location: **Rural** Lot Irregularities:
 Area Influences: **Beach, Lake Access, Lake/Pond, Quiet Area** Land Lse Fee:
 View: Retire Com: **No**
 Topography: **Sloping, Wooded/Treed** Fronting On: **North**
 Restrictions: **Other** Exposure: **South**

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **None**
 Cooling: **None**
 Heating: **Baseboard, Electric, Woodstove**
 Under Contract: **None** Contract Cost/Mo:
 Inclusions: **Carbon Monoxide Detector, Furniture, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove**

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **PCL 20519 SEC MUSKOKA; PT LT 1 CON 11 MCLEAN PT 15 BR575 T/W FIRSTLY: PT 42 & 44 BR575 AS IN LT47878, SECONDLY: PT 47-48 BR985 AS IN LT47878 & THIRDLY: PT 45 BR574 AS IN LT47878; LAKE OF BAYS ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Zoning: **SR** Survey: **Available/**
Assess Val/Year: **\$256,000/2024** Hold Over Days: **60**
PIN: **481030131** Occupant Type: **Owner**
ROLL: **442704010150450**
Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **07/26/2024**

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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