

68 WOLVERINE BEACH RD, Port Severn, Ontario P0E 1E0

Client Full
Active / Residential

68 WOLVERINE BEACH RD Port Severn

Listing ID: 40615677
Price: **\$968,000**



**Muskoka/Georgian Bay/Baxter
Bungalow/House**



Water Body: **Georgian Bay**
Type of Water: **Bay**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **945**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **945/Plans**
DOM: **2**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,512.00/2024**

Next OH: **Public: Sat Jul 13, 11:00AM-1:00PM**

Remarks/Directions

Public Rmks: **Step into your ideal summer getaway just 1.5 hours north of the GTA! This charming 2-bedroom, 1-bathroom cottage awaits, showcasing a cozy atmosphere. With this property, maintenance is a breeze. The kitchen features wrap-around windows with views of the lake, while the living room invites relaxation and stunning views of the bay from its attached deck. Enjoy southern exposure for abundant sunlight with awe-inspiring sunsets and a shallow, sandy shoreline perfect for the family. Nestled in a tranquil spot with minimal boat traffic, this cottage promises peace and enjoyment.**

Directions: **Highway 400 to Honey Harbour Road to Baxter Loop Road to Wolverine Beach Road to #64**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Beach Front**
Dock Type: **Private Docking** Boat House: **Dry Boathouse - Single**
Shoreline: **Clean, Mixed, Rocky, Sandy** Frontage: **122.00**
Shore Rd Allow: **Not Owned** Exposure: **South**
Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Privacy** Roof: **Metal**
Construct. Material: **Vinyl Siding** Prop Attached: **Detached**
Shingles Replaced: Foundation: **Concrete** Apx Age: **Unknown**
Year/Desc/Source: // Other Structures: **Other** Rd Acc Fee:
Property Access: **Private Road** Winterized:
Garage & Parking: **Private Drive Single Wide** Garage Spaces:
Parking Spaces: **4** Driveway Spaces: **4.0** Licen Dwelling: **No**
Parking Level/Unit: Parking Assigned: Sewer: **Holding Tank**
Services: **Electricity** Acres Rent:
Water Source: **Lake/River** Lot Shape:
Lot Size Area/Units: **0.406/Acres** Lot Depth (Ft):
Lot Front (Ft): **122.00** Lot Irregularities: Land Lse Fee:
Location: **Rural** Area Influences: **Beach, Golf, Highway Access, Lake/Pond, Major Highway, Marina, Open Spaces, Park, Place of
Worship, Quiet Area, Shopping Nearby, Skiing, Trails, Visual Exposure**
View: **Bay, Beach, Clear** Retire Com: **No**
Topography: **Dry, Flat, Level, Rocky** Fronting On: **North**
Restrictions: Exposure: **South**
School District: **Simcoe County District School Board**

Interior

Interior Feat: **Ceiling Fans** Basement Fin: **Unfinished**
Basement: **Crawl Space** Cooling: **None**
Heating: **Fireplace-Propane** Under Contract: **Propane Tank** Contract Cost/Mo:
Inclusions: **Refrigerator, Stove**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PCL 12003 SEC MUSKOKA; LT 1 PL M225 BAXTER; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF
MUSKOKA** Survey: **None/**
Zoning: **SR1** Hold Over Days: **90**
Assess Val/Year: **\$313,000/2023** Occupant Type: **Owner**
PIN: **480150165**
ROLL: **446503002602100**
Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **07/08/2024**

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: Jeffrey Braun, Salesperson

Date Prepared: 07/10/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	26' 2" X 6' 7"	7.98 X 2.01	
Bedroom	Main	7' 11" X 9' 1"	2.41 X 2.77	
Bathroom	Main	7' 4" X 5' 2"	2.24 X 1.57	3-Piece
Bedroom	Main	11' 10" X 9' 1"	3.61 X 2.77	
Living Room	Main	17' 8" X 19' 10"	5.38 X 6.05	
Kitchen	Main	8' 6" X 11' 6"	2.59 X 3.51	

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