

1214 MILFORD BAY Road, Milford Bay, Ontario P0B 1E0

Client Full
Active / Residential

1214 MILFORD BAY Rd Milford Bay

Listing ID: 40602549

Price: **\$1,695,000**



Muskoka/Muskoka Lakes/Monck (Muskoka Lakes)

Bungalow/House



Water Body: **Lake Muskoka**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,198**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,198/Plans**
 DOM: **88**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,382.12/2023**

Remarks/Directions

Public Rmks: **Sunset Point on Lake Muskoka offers a 180 foot panoramic point of land on 2.5 acres of westerly scenic property in the charming town of Milford Bay. This family friendly property has been fully renovated to boast modern cottage charm. Everyone will rest comfortably with 3 bedrooms and an updated bath with cozy heated floors. Engineered hardwood throughout the main living space brings light and flow to the open concept design with large lakeside facing windows and doors out to the waterside deck. Enjoy sunset views on the grand dock or sink your toes into the sand of the private beach. A two-car garage with waterside opening doors creates the perfect setting for water toys, a lakeside escape or even a tiki bar! You will find ultimate comfort with all year round maintained road access, forced air propane heat, central air, and a back-up generator. Centrally located between Bracebridge and Port Carling, shopping, restaurants, hiking and cottage adventures are all just minutes away. YOUR boat is waiting for you to explore the "Big Three" on this picture perfect piece of paradise.**

Directions: **HWY 118 WEST TO BUTTER & EGG RD. TURN RIGHT ON BUTTER & EGG RD TO MILFORD BAY RD. SOP**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **Private Docking** Boat House:
 Shoreline: **Clean, Natural, Sandy** Frontage: **180.00**
 Shore Rd Allow: **Not Owned** Exposure: **West**
 Channel Name: Island Y/N: **No**

Auxiliary Buildings

Building Type Beds Baths # Kitchens Winterized
Garage

Exterior

Exterior Feat: **Deck(s), Recreational Area, Year Round Living**
 Construct. Material: **Wood**
 Shingles Replaced: Foundation: **Block** Roof: **Shingles**
 Year/Desc/Source: // Prop Attached: **Detached**
 Property Access: **Public Road** Apx Age: **16-30 Years**
 Garage & Parking: **Detached Garage//Private Drive Single Wide** Rd Acc Fee:
 Parking Spaces: **8** Driveway Spaces: **8.0** Garage Spaces: **2.0**
 Water Source: **Drilled Well** Water Tmnt: **UV System, Water Softener** Sewer: **Septic**
 Lot Size Area/Units: **2.500/Acres** Acres Range: **2-4.99** Acres Rent:
 Lot Front (Ft): **180.00** Lot Depth (Ft): Lot Shape:
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Beach, Golf, Lake Access, Lake/Pond, Marina, Park, Rec./Community Centre**
 View: **Clear** Retire Com:
 Topography: **Flat** Fronting On: **East**

Interior

Interior Feat: **Built-In Appliances, Central Vacuum, Propane Tank, Water Heater Owned**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**
 Add Inclusions: **Inclusions list in supplements.**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 26 CON 9 MONCK PT 1 - 4 35R3485, S/T DM366098; MUSKOKA LAKES**
 Zoning: **RU** Survey: **Available/**

Assess Val/Year: **\$722,000/2024**
PIN: **481590426**
ROLL: **445309001004300**
Possession/Date: **Immediate/**

Hold Over Days:
PIN 2:
Occupant Type: **Owner**
Deposit: **5%**

Brokerage Information

List Date: **07/09/2024**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)



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Source Board: OnePoint - The Lakelands

Prepared By: Myan Mclean, Employee

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