

Property Client Full

1259 GOLF COURSE Road, Lake Of Bays, Ontario P1H 2J6

Listing

1259 GOLF COURSE Rd Lake Of Bays

Active / Residential Freehold / Detached

MLS®#: **X12240539**

List Price: **\$1,649,900**

New Listing



Muskoka/Lake of Bays/Franklin

Tax Amt/Yr: **\$3,479.08/2024** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 10-1 SEC 35M600; LT 10 PL 35M600 FRANKLIN S/T PT 12 35R11538 AS IN LT139724, S/T PT 13 35R11538 AS IN LT139724; T/W LT 4 35M600 AS IN LT139724; See Full Legal Description on Documents.**

Style: **1 1/2 Storey** Rooms Rooms+: **17+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 3(2+1)**
 Link: **No** SF Range: **3000-3500**
 Storeys: **1.5** SF Source:
 Lot Irreg: **Lot Acres: 5 - 9.99**
 Lot Front: **0.00** Fronting On: **S**
 Lot Depth: **0.00**
 Lot Size Code: **Feet**

Zoning: **WR**

Dir/Cross St: **Hwy 60 to Golf Course Rd to end (cul-de-sac). Sign on property.**

PIN #: **480660009**

Holdover: **90**

Possession: **TBA**

ARN #: **444270100060200**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	Hydro, Telephone
Fam Rm:	Yes	Drive:	Other	Water:	Well
Basement:	Yes/Full, Unfinished	Garage:	Yes	Water Sup Type:	Drilled Well
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Attached Garage/1.5	Water Meter:	
Fireplace Feat:	Family Room, Living Room, Propane	Drive Pk Spcs:	4.00	Waterfront Feat:	Dock, Waterfront - Deeded Access
Interior Feat:	Air Exchanger, Countertop Range, Propane Tank, Water Heater Owned	Tot Pk Spcs:	5.00	Waterfront Struc:	
		Pool:	None	Well Capacity:	
Parking Feat:	Inside Entry	Room Size:		Well Depth:	
Heat:	Heat Pump, Propane	Rural Services:		Sewers:	Septic
A/C:	Yes/Other	Security Feat:		Special Desig:	Unknown
Central Vac:	No			Farm Features:	
Apx Age:	16-30			Winterized:	
Elevator:	No/None				
Property Feat:	Golf, Hospital				
Exterior Feat:	Awnings, Deck, Porch, Privacy, Recreational Area, Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Poured Concrete				
Soil Type:					
Alternate Power:	Unknown				
Water Name:	Peninsula Lake				
Waterfront Y/N:	Yes	Waterfront:	Indirect	Waterfront Frontage (M):	238.00
Water Struct:		Easements/Restr:	Right of Way		
Water Features:	Dock, Waterfront - Deeded Access				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Paved Road, Yr Rnd Municipal Rd				
Shoreline:	Sandy, Shallow	Shoreline Exposure:			
Docking Type:	Private	Water View:	Unobstructive	Channel Name:	
View:	Forest, Hills, Lake, Trees/Woods	Lot Shape:		Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Beautiful custom country home tucked away in the Muskoka wilderness. This stunning 3400+ square foot 3 bed + den, 4 bath one of a kind home located in Huntsville fronts onto the fourth hole of the non-operational Pen lake Farms Golf Course. Nestled in the forest, backing onto 120 acres of protected Muskoka Conservancy and situated on a cul-de-sac, this home is a stunning hidden gem that provides unlimited Rooms History tranquility and serenity. With 6+ acres of land, this property offers a retreat-like experience within believable privacy. In addition, this property also has an amazing bonus. With deeded water access to a shared dock on Peninsula Lake (in common with two other properties), you are a short walk away from enjoying all the swimming, boating, fishing a recreational cottage property has to offer. With this property, you truly get the best of both worlds in terms of residential and cottage living! This country home lends itself to convenience as it is close to year round amenities, Deerhurst Resort, doorsteps away to Algonquin Provincial Park, and Limberlost Trails. There is no shortage of activities available for the whole family. 1259 Golf Course Road is waiting for you!**

Rooms

MLS® #: X12240539

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	3.71 M X 2.13 M	12.17 Ft x 6.98 Ft		Tile Floor
Living Room	Main	5.54 M X 5.49 M	18.17 Ft x 18.01 Ft		Fireplace, Hardwood Floor, Vaulted Ceiling
Kitchen	Main	3.38 M X 3.3 M	11.08 Ft x 10.82 Ft		Double Sink, Hardwood Floor
Breakfast	Main	3.68 M X 3 M	12.07 Ft x 9.84 Ft		Hardwood Floor
Dining Room	Main	4.55 M X 3.58 M	14.92 Ft x 11.74 Ft		Hardwood Floor
Primary Bedroom	Main	5.79 M X 5.16 M	18.99 Ft x 16.92 Ft		Hardwood Floor, Vaulted Ceiling, W/I Closet
Bedroom	Main	3.84 M X 3.68 M	12.59 Ft x 12.07 Ft		Hardwood Floor
Bedroom	Main	4.65 M X 3.76 M	15.25 Ft x 12.33 Ft		Ensuite Bath, Hardwood Floor, W/I Closet
Den	Main	3.66 M X 3.33 M	12.00 Ft x 10.92 Ft		Hardwood Floor
Sunroom	Main	3.96 M X 2.31 M	12.99 Ft x 7.57 Ft		
Family Room	Second	5.79 M X 5.69 M	18.99 Ft x 18.66 Ft		
Office	Second	13.06 M X 7.72 M	42.84 Ft x 25.32 Ft		
Bathroom	Main			4	
Bathroom	Main			3	
Bathroom	Second			2	