

Property Client Full

1041 Summit Road Unit #1, Muskoka Lakes, Ontario P0C 1M0

Listing

1041 Summit Rd #1 Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X12138640**

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

Price Decrease

Muskoka/Muskoka Lakes/Wood (Muskoka Lakes)



Tax Amt/Yr: **\$2,981.03/2024** Transaction: **Sale**
 SPIS: **No** DOM: **110**
 Legal Desc: **PT LOT 14 CON 13 WOOD AS IN LT7915 EXCEPT PT 1 35R20822 RESERVING A STRIP OF LAND 1 CHAIN IN PERPENDICULAR WIDTH ALONG SHORE OF THE LAKE PARTLY WITHIN THE LIMITS OF SAID LOT; S/T EASEMENT OVER PART 1 35R20452 APPT TO PT 2-4 35R20822 AS IN MT5065; S/T EASEMENT OVER PT 1 35R20452 APPT TO PT 5 35R20822 AS IN MT6925; MUSKOKA LAKES; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **11+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 2(1+1)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **2.0** SF Source:
 Lot Irreg: Lot Acres: **5 - 9.99**
 Lot Front: **450.00** Fronting On: **N**
 Lot Depth: **873.13**
 Lot Size Code: **Feet**
 Zoning: **WR8**
 Dir/Cross St: **Nine Mile Lake Rd & Summit Rd**

PIN #:	480240223	ARN #:	445308000905200	Contact After Exp:	No
Holdover:	60	Possession Date:			
Possession:	TBA				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Stone, Wood	Utilities:	No Gas, Hydro, No Sewers, No Cable, Telephone Available
Fam Rm:	No	Drive:	Private	Water:	Other
Basement:	Yes	Garage:	No	Water Supply Type:	Lake/River
Fireplace/Stv:	Yes/Partial Basement, Unfinished	Gar/Gar Spcs:	None/0.0	Water Supply:	Heatd WaterIne, UV System
Fireplace Feat:	Yes	Drive Pk Spcs:	8.00	Water Meter:	
Interior Feat:	Fireplace Insert, Wood Bar Fridge, Central Vacuum, Water Heater Owned	Tot Pk Spcs:	8.00	Waterfront Feat:	Dock
Heat:	Forced Air, Propane	Pool:	None	Waterfront Struc:	
A/C:	Yes/Central Air	Room Size:		Well Capacity:	
Central Vac:	Yes	Energy Gener:	Generator-Wired	Well Depth:	
Property Feat:	Clear View, Golf Deck, Fishing, Porch, Privacy, Year Round Living	Rural Services:		Sewers:	Septic
Exterior Feat:	Asphalt Shingle Block	Security Feat:	Alarm System, Carbon Monoxide Detectors, Smoke Detector	Special Desig:	Unknown
Roof:				Farm Features:	
Foundation:				Winterized:	Fully
Soil Type:					
Water Name:	Bastedo Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct		
Water Struct:		Easements/Restr:	Right of Way	Waterfront Frontage (M):	137.16
Water Features:	Dock				
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Access To Property:	Private Road, R.O.W. (Deeded), Yr Rnd Private Rd	Shoreline Exposure:	North		
Shoreline:	Clean, Natural, Sandy				
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake	Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Welcome to your private lakeside retreat on beautiful Bastedo Lake. Set on 9.02 acres of serene, forested land, this peaceful property boasts 450 feet of water frontage on a non-motorized lake, ideal for quiet paddling, swimming, and enjoying the natural beauty around you. The quiet, tree-surrounded setting offers exceptional privacy a true escape from the everyday. This turnkey cottage comes fully furnished, including all interior and exterior furniture plus water toys, making it ready for you to move in and start enjoying immediately. The cozy cottage features everything you need for a relaxing Muskoka getaway, including a steam sauna and a charming outdoor pizza oven, perfect for entertaining family and friends. In addition to personal enjoyment, Bastedo Lodge has generated significant rental income during the high season, with the opportunity to rent year-round, offering excellent investment potential. Located just 15 minutes from Bala and 25 min from Port Carling & Gravenhurst, you'll enjoy a perfect balance of seclusion and nearby**

amenities. This is more than a cottage-it's a lifestyle. Come experience the peace, privacy, and charm of 1041-1 Summit Road.

Inclusions: **Fridge, stove, built-in microwave, washer + dryer, dishwasher, all interior and exterior furniture and all water toys**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: BOB CLARKE, REALTOR Salesperson

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