

# Property Client Full

57 CASCADE Street, Parry Sound, Ontario P2A 1K3

Listing

57 CASCADE St Parry Sound

Active / Residential Freehold / Detached

MLS®#: X12504868

List Price: \$509,900



## Parry Sound/Parry Sound/Parry Sound

Tax Amt/Yr: \$3,118.34/2025 Transaction: Sale  
SPIS: No DOM  
Legal Desc: PT LT 1 E/S CHURCH ST PL 62 AS IN RO117054; PARRY SOUND

Style: Bungalow Rooms Rooms+: 7+4  
Fractional Ownership: BR BR+: 3(3+0)  
Assignment: Baths (F+H): 1(1+0)  
Link: No SF Range: 700-1100  
Storeys: 1.0 SF Source: Assessor  
Lot Irreg: Lot Acres: < 0.50  
Lot Front: 131.70 Fronting On: S  
Lot Depth: 71.00  
Lot Size Code: Feet  
Zoning: R2  
Dir/Cross St: Church St / Cascade

PIN #: 521130057 ARN #: 493202000107800 Contact After Exp: No  
Holdover: 90  
Possession: TBA Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Vinyl Siding	Utilities: Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal
Fam Rm: No	Garage: No	
Basement: Yes/Full, Unfinished	Gar/Gar Spcs: Carport/0.0	
Fireplace/Stv: No	Drive Pk Spcs: 4.00	Water: Water Supply Type: No
Interior Feat: Sump Pump, Water Heater Owned	Tot Pk Spcs: 4.00	Water Meter: No
Heat: Forced Air	Pool: None	Waterfront Feat: No
Heat Source: Gas	Rural Services: Street Lights, Telephone Available, Electrical, Garbage Pickup, Internet High Speed, Natural Gas, Recycling Pickup	Waterfront Struc: Well Capacity: Well Depth: Municipal Unknown
A/C: Yes/Central Air	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Sewers: Special Desig: Farm Features: Winterized:
Central Vac: No		
Apx Age: 51-99		
Elevator: No/		
Laundry Lev: Lower		
Property Feat: Golf, Hospital, Lake Access, Park, School, School Bus Route		
Exterior Feat: Deck, Year Round Living		
Roof: Asphalt Shingle		
Foundation: Concrete Block		
Topography: Level		
Soil Type:		
Waterfront Y/N: No	Waterfront: None	
Water Struc:	Easements/Restr:	
Under Contract:	Dev Charges Paid:	HST App To SP: Included In
View: City	Lot Shape:	Lot Size Source: MPAC

## Remarks/Directions

Client Rmks: Welcome to 57 Cascade Street, a lovely 3-bedroom, 1-bathroom bungalow situated on a corner lot in the heart of Parry Sound. This home offers excellent proximity to local amenities, schools, and stores-making it an ideal choice for families or those looking for convenient in-town living. Outside, you'll find a carport for covered parking and a cozy front porch-perfect for enjoying your morning coffee or relaxing in the evenings. Inside, the foyer opens into a spacious living and dining area, providing plenty of room for entertaining or unwinding. The kitchen and bathroom have both been newly renovated, and a brand-new fridge has just been added. The unfinished basement offers additional storage space or potential for future development. A great opportunity to own a move-in-ready home in a central Parry Sound location.

Inclusions: All Appliances (Fridge is brand new)

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

Prepared By: MYAN MCLEAN, Administrator

Date Prepared: 11/03/2025

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	7.18 M X 4.13 M	23.55 Ft x 13.54 Ft		Combined w/Dining
Kitchen	Main	3.52 M X 4.66 M	11.54 Ft x 15.28 Ft		
Primary Bedroom	Main	4.08 M X 2.58 M	13.38 Ft x 8.46 Ft		
Bedroom	Main	4.08 M X 2.82 M	13.38 Ft x 9.25 Ft		
Bedroom	Main	3.97 M X 2.6 M	13.02 Ft x 8.53 Ft		

<b>Mudroom</b>	<b>Main</b>	<b>3.97 M X 1.38 M</b>	<b>13.02 Ft x 4.52 Ft</b>
<b>Laundry</b>	<b>Lower</b>	<b>10.98 M X 4.09 M</b>	<b>36.02 Ft x 13.41 Ft</b>
<b>Other</b>	<b>Lower</b>	<b>10.98 M X 4.05 M</b>	<b>36.02 Ft x 13.28 Ft</b>
<b>Cold/Cant</b>	<b>Lower</b>	<b>3.79 M X 1.43 M</b>	<b>12.43 Ft x 4.69 Ft</b>
<b>Bathroom</b>	<b>Main</b>		