



Price: **\$419,900**
 Status: **Sold**
 Sale Price: **\$385,000**

MLS® #: **481620636**

Address: **1669 MUSKOKA RD 118 W**
 City: **TOWNSHIP OF MUSKOKA LAKES, P1L 1W8**
 Side of Road: **South**

Elem Schl: **MONCK/MMO**
 Sec. School: **BMLSS/ST DOMS**

Lot Dimension/Acreage: **124 X IRREG (3.17 AC)**
 Zoning Source: **MPAC**
 SQ.FT. above: **1,400**
 Total SqFt Finished: **1,400**
 Shore Road Allowance (SRA): **Owned**

Major Area: **MH**
 District: **ML**
 Sub-Dist: **MONCK**
 Zoning: **RES**

MUSKOKA LAKE
 Water Frontage: **124.00** Exposure: **South**

Possession: **TBA**
 Closed: **23-APR-2015**

Public Info. Good development property on Lake Muskoka. 124 feet of frontage with southern exposure with 3.17 acres within minutes of all amenities of Bracebridge and Port Carling. Existing turn of the century four bedroom, two bathroom home is a good footprint to start your renovation or live on site while you do your new build. Property holds lots of potential. Property being sold `AS IS / WHERE IS` with no representation or warranties.

Directions HWY 118W TO 1669 - SOP

Type: Single Family	Heating/Mechanical: Baseboard, Electric	Exterior: Stucco, Wood
Style: 2 Storey	Garage Type: Detached, Single	Driveway: Double, Paved
Title to Land: Freehold	Water: Well	Foundation: Block
Property Size: 3.0 - 9.99 Acres	Sewer: Septic	Basement: Full, Unfinished
Land Features: Cleared, Level, Not Landscaped	Utilities/Services: Electricity, Telephone	Interior Features: Main Floor Laundry
Access: Year Round Municipal Road	Rental Equipm.: None	Ext. Features: Balcony/Deck/Patio
Waterfront Features: Water Frontage, Waterfront Road Between	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Deep, Natural, Shallow		Flooring: Carpet, Cushion/Vinyl/Lino, Tile
Accessory Buildings: None		

Easements/Restrictions: **Easement, Right of way**

Inclusions Other ; .
Exclusions .

Bedrooms: 4	Sign: Yes	Garage: Yes
Bathrooms: 1 \ 1	SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Rental Income: POTENTIAL	Road Type: Survey: No	
Yr.Built:		
Construction Status: Exists		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12' X 22'	2ND FLOOR	BEDROOM	8' X 10'
MAIN FLOOR	KITCHEN	16' X 22'	2ND FLOOR	BEDROOM	11' X 12'
MAIN FLOOR	LAUNDRY	5'6 X 8	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	BEDROOM	14' X 8'	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	11' X 9'			

Full Assessed Value: **\$712,250** Phased Assessment: **712250 (2014)**
 Taxes: **\$4500 (2014)** Improvement / Capital Chgs: