

Property Member Full

2825 MUSKOKA RD 169 Highway, Bala, Ontario P0C 1A0

Listing

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40037246
List Price: \$698,000
New Listing



Muskoka/Muskoka Lakes/Wood
1.5 Storey/House

Water Body: Long Lake
Type of Water: Lake

	Beds	Baths	Kitch
Main	3	1	1
Second	1		

Beds (AG+BG): 4 (4 + 0)
Baths (F+H): 1 (1 + 0)
SF Total: 1,213/Plans
SF Range: 1001 to 1500
AG Fin SF: 1,213/Plans
DOM/CDOM: 3/3
Common Interest: Freehold/None
Tax Amt/Yr: \$1,984.00/2020

Seller: DAVID GIBSON SHERK and MARNIE LYNN SHERK
Recent: 10/23/2020 : New Listing

Remarks/Directions

Public: Character, Charm, and a Sweet Cottage in the Heart of Muskoka! Picture a well maintained, seasonal family cottage with inviting rooms, a wood-burning stove with granite stone backdrop, many cozy bedrooms, a good sized kitchen, a favourite attic bedroom+den hangout, special nooks and crannies, indoor and outdoor showers, landscaped walkways with lighting, and a sleeping BUNKIE at the water's edge! Do not be fooled by the shoreline view - this cottage sleeps 13! The compact waterfront is OUTSTANDING with a sought-after SUNNY SOUTH-WEST exposure on Long Lake. The large outdoor deck is a great place to watch children swim and the Muskoka chairs at the water's edge beckon quiet enjoyment of breathtaking sunsets. Located in the heart of Muskoka, cottagers can enjoy hiking the nearby Torrance Barrens Dark Sky Reserve and Hardy Lake Provincial Park Trails, Golfing on multiple local courses, venturing out to Muskoka farmers markets, eating at restaurants and shopping in Bala, Port Carling or Gravenhurst. Owners will benefit from access and close proximity to Lake Muskoka, located across the road! Situated on the outskirts of the well-known hamlet of Bala, this quaint property makes the most to create privacy, is tucked into the hillside and has a great layout, easy access, comparatively low taxes, parking for 4-5 vehicles and is well designed to make the most of the lot and location. The 20 steps down from Muskoka Rd 169 places the road above the cottage and the topography acts as a good buffer to traffic noise. If you are an entry level cottager looking to obtain a wonderful family cottage in Muskoka... be sure to see this!

REALTOR®: As per the Sellers Directions, offers will be conveyed on Monday November 2nd at 11:00 AM. There is a 10 ft. allowance to the south side by the Bunkie - corner of bunkie encroaches. Possible Town Fire Lane - currently being investigated. Allows for a greater perceived shoreline buffer. This is a SEASONAL COTTAGE - current septic is holding tank replaced circa 2010 with 2200 Litres (to be verified) Cottage is used full time in the summer months 2 people during week and more on weekends. Holding tank is emptied twice a year and has high water alarm in place. No laundry facility on site as a result of holding tank. Compact Septic system may be an option to investigate. Cottage supports are Pier construction. Walls are insulated. Roof 2015, Landscape lighting. Uncomplicated systems and a very sweet cottage!

Directions: Across from the Welcome to Bala Sign on the Gravenhurst Side of Bala.

Common Elements

Waterfront

Features: **Waterfront-Deeded**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Hard Bottom, Sandy, Shallow**
Shore Rd Allow: **Owned**
Channel Name:
Boat House: **Dry Boathouse - Single**
Frontage: **60.00**
Exposure: **South, West**
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				No
Bunkhouse	1			No

Exterior

Exterior Feat: **Deck(s), Landscape Lighting, Seasonal Living**
Construct. Material: **Wood**
Shingles Replaced: **2015**
Year/Desc/Source: **1940/Estimate/Owner**
Property Access: **Municipal Road, Year Round Road**
Foundation: **Piers**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **51-99 Years**
Rd Acc Fee: **\$0**

Other Structures: **Shed**
 Parking Features: **Outside/Surface/Open**
 Parking Spaces: **5** Driveway Spaces: Carport Sp:
 Garage Sp/Desc: Sewer: **Holding Tank**
 Services: **Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone Available**
 Water Source: **Lake/River** Water Tmnt: **None**
 Lot Size: **Feet** Acres Range: **< 0.5**
 Lot Front: **60.00** Lot Depth: **91.00** Acres Rent:
 Lot Irregularities: Lot Shape: **Rectangular** Location: **Urban**
 Area Influences: **Downtown, Golf, Lake Access, Shopping Nearby, Trails** Land Lse Fee:
 View: **Lake** Retire Com:
 Topography: **Sloping, Wooded/Treed** Fronting On: **West**
 Restrictions: **Other**
 School District: **Trillium Lakelands District School Board**

Interior

Interior Feat: **Water Heater Owned**
 Security Feat: **Smoke Detector(s)**
 Basement: **None**
 Laundry Feat: **None**
 Cooling: **None**
 Heating: **Baseboard, Woodstove**
 Fireplace: **1/Freestanding, Wood Stove** FP Stove Op: **Yes**
 Inclusions: **Furniture, Microwave, Refrigerator, Stove**
 Add Inclusions: **Most Furnishings included with the exception of those listed in Schedule "C" Exclusions**
 Exclusions: **Please See Schedule "C" for List of Exclusions**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 5190 SEC MUSKOKA; PT LT 10 PL M65 WOOD AS IN LT9674 EXCEPT UNIT 35 EXPROP PL D113; S/T UNIT A AS IN EXPROP PLAN D113; MUSKOKA LAKES; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **WR4** Survey: **Available/ 1968**
 Assess Val/Year: **\$340,000/2020** Hold Over Days: **120**
 PIN: **480300057** Occupant Type: **Owner**
 ROLL: **445306000906300**
 Possession/Date: **Flexible/** Deposit:

Marketing

Showing Requirements: **Showing System**
 Showings:
 Showing Instructions: **Please book all showings through Broker Bay - Owners will be using the cottage**
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/**
 Possession: **Flexible**

Brokerage Information

List Date: **10/22/2020** Expiration Date: **11/18/2022** Int Bearing Bkg Trust Account: **Yes**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5%** Special Agreement: **Yes**
 Assignment Of Listing: HST Applicable to Sale: **No**
 Offer Instructions: **Please register offer on Broker Bay. Offer date, as per Sellers Direction Monday, November 2nd 2020**
 Original List Price: **\$698,000.00**
 List Brokerage: **RE/MAX HALLMARK REALTY LIMITED, BROKERAGE, MACTIER - M216** Brkge #: **(705) 765-6801**
 List Salesperson: **SUZANNE MARTINEAU, Broker** Direct #: **(705) 706-3329**
 Email: **suzanne@mymuskoka.com** L/SP Cell: **(705) 706-3329**
 Source Board: **The Lakelands**
Prepared By: SUZANNE MARTINEAU, Broker **Date Prepared: 10/25/2020**
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Rooms

MLS® #: 40037246

Room	Level	Dimensions	Dimensions (Convert)	Room Features
Kitchen	Main	17.04 x 10.07	5.18 m x 3.05 m	
Living Room	Main	20.05 x 13.03	6.10 m x 3.96 m	Fireplace
Dining Room	Main	10.02 x 8.01	3.05 m x 2.44 m	Bay window
Bathroom	Main	11.05 x 9.08	3.35 m x 2.74 m	4-Piece
Bedroom	Main	11.05 x 6.05	3.35 m x 1.83 m	
Bedroom	Main	10.04 x 9.05	3.05 m x 2.74 m	
Master Bedroom	Main	12.08 x 10.11	3.66 m x 3.05 m	
Bedroom	Second	11.02 x 6.08	3.35 m x 1.83 m	
Den	Second	11.02 x 6.06	3.35 m x 1.83 m	