

# Cross Property Full

**1401 MUSKOKA 169 ROAD**

**Gravenhurst, ON P1P1R2**

**District of Muskoka/ Gravenhurst/ Gravenhurst**

**Single Family/ For Sale Price: \$1,695,000.00**



MLS®#: **275395**  
 List Date: **24-Jul-2020**  
 DOM:  
 Conditions of Sale:  
 Type: **Detached**  
 Style: **1.5 Storey**  
 Sqft Above Grade: **3,508**  
 Sq Ft Finished: **3,508**  
 Sq Ft Source: **Floor plan(s)**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **South**  
 Lot Front: **91.00**  
 Road Access Fee:  
 Cross Streets: **NARROWS RD & MUSK169**  
 Access: **Municipal road**  
 Garage Spaces/Type: **2.0/ Detached, Heated**  
 Driveway Spaces/Type: **10/ Outside/Surface/Open, Visitor Parking/ Gravel**  
 Waterfront: **Yes**  
 WF Type/Name: **Lake/ PINE**  
 Shore Rd Allowance: **None**  
 WF Buildings: **Boathouse-Single Slip**  
 WF Features: **Beach, Boat Launch, Dock**  
 Shore Line: **Clean, Deep, Mixed, Natural, Shallow**  
 Leased Land Fee:  
 Bedrooms (AG/BG): **6 ( 6+ 0)**  
 Bathrooms (F/H): **5 ( 4/ 1)**  
 Sqft Below Grade:**0**  
 Sq Ft Unfinished  
 # Rooms: **19**  
 Recreational: **Yes**  
 Year Built/Desc: **2011/ Estimate**  
 Lot Depth: **435.25**  
 Lot Size/Acres: **1-2.99 Acres/ 1.06**  
 WF Exposure: **South**  
 WF Frontage Ft: **90**  
 Furnace Age: **2011**  
 Plumbing Age: **2011**  
 Oil Tank Age:  
 Wiring Age: **2011**

Public Remarks: **Live, Work, Play & Cottage - at home! Exciting Entrepreneur opportunities, with features for crafting your Muskoka life, offering many professions diversity, flexibility, function & comfort. A Custom Home / Guest House 6 Bedrms 5 Baths, situated on desirable Pine Lake in Gravenhurst, with gentle topography, tiered yards, flowering perennial & vegetable gardens. TICK THE BOXES: Separate Owner's living space, certifiable Commercial Kitchen Space or Studio, Oversized Heated Workshop, South-facing Shoreline, Sandy Beach, Gentle Approach, Gazebo with Propane Fireplace, Single Slip Boathouse, Extensive Parking, Close Proximity to Town, High-Speed Internet, Proximity to Bala & Port Carling, Muskoka Rd 169 Exposure, Easy Access to Amenities, Downtown Core, Shops, Services, Restaurants, Theatre, Hiking Trails, Lake Muskoka, Boating, Marinas... Operates as Muskoka Rose; a successful B&B Guest House, Wedding Venue, Meeting Space, Carpentry Workshop, Bakery. Could simply be YOUR home. Be Creative!**

Directions: **MUSKOKA ROAD 169 PASSED GRAVENHURST AND MUSKOKA BAY, ACROSS FROM NARROWS ROAD**

## Interior Features

Interior Features: **Bed & Breakfast, Cathedral Ceiling, In-law Capability, Main Floor Laundry, Separate Heating Controls, Winterized**  
 Basement: **Crawl Space/ None/**  
 Heat Primary/Sec: **Forced Air-Propane, In Floor, Radiant/ In-Floor, Radiant, Woodstove**  
 HVAC: **Central Air, HRV System**  
 Under Contract \$: **\$81.00**  
 Under Contract/Rental Items: **Propane Tank**  
 Lease To Own Equip: **None**  
 Accessibility:  
 Fireplace: **Wood Stove**  
 Foundation: **Piers, Slab**  
 UFFI: **Unknown**  
 Furnace Age: **2011**  
 Plumbing Age: **2011**  
 Oil Tank Age:  
 Wiring Age: **2011**

## Exterior Features

Add'l Monthly Fees:  
 Lot Shape: **Rectangular**  
 Exterior Finish: **Vinyl Siding**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**  
 Topography: **Level, Open space, Sloping, Waterway, Wooded/Treed**  
 Roofing: **Asphalt, Metal**  
 Water/Supply Type: **Well/ Drilled Well**  
 Water Treatment: **Sediment Filter, UV System**  
 Exterior Features: **Balcony, Deck(s), Fenced Partial, Patio(s), Privacy, Year-Round Living**  
 Other Structures: **Shed, Workshop**  
 Site Influences: **Airport, Beach, Downtown, Golf, Lake Access, Marina, Place of Worship, Rec./Community Centre, Schools, Shopping Nearby, Water View**  
 Schools: **MUSKOKA BEECHGROVE PUBLIC SCHOOL GRAVENHURST HIGH SCHOOL**  
 Exposure: **South**  
 Lot Irregularities:  
 Pool: **None**  
 Alternative Power:  
 Yr Roof Surface Replaced:  
 Sewage: **Septic**  
 FH Comm Elem Fee:

**INCLUSIONS/EXCLUSIONS**

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Garage Door Opener, Smoke Detector, Window Coverings SEE FULL LIST OF INCLUSIONS**

Exclusions: **All Wall Art Lamps, Bean Wagon, Ceiling Fans in Studio Kitchen and Gazebo, Chandelier in Hallway, Oh So Suite light fixture in Bathroom and over bed, (light fixtures will be replaced).**

**Tax Information**

Roll#: **440202003106200** Local Improve Fee/Comments /  
 Pin#: **481750490** Zoning: **RW-6B** Taxes/Year: **\$8,405/ 2020**  
 Assessment \$/Year: **\$913,000/2020** Survey/Year: **Yes 1935** Survey Type: **Boundary Only**  
 Legal Description: **CON 8 LOT 29 OF MUSKOKA WARD RP 35R-2607 PART 1 AND PART 2**

**REALTOR® Information**

Private Remarks **Extensive list of chattels & supporting documents.Heated Workshop 30 x 40. Dock Length 52 x 8 Ft w approx 5 ft end depth. Showing times open from 10 am to 4 PM, and 7 PM to 9 PM. Baking in progress. Original home (main kitchen area- age unknown) slab on grade, rest of home built 2011 w crawlspace. Furnace, HRV in Crawl under newer build. Extensively landscaped over granite with potential for waterfall/fountain at back. Parking 2 areas: 10 upper & 15 lower. Septic Use & Occupancy on request.**

Show Instructions: **Showing System** Possession: **Flexible**  
 Commission: **2.5%**  
 Occupancy: **Owner**  
 Int Bearing Trust Acct: **IB** SPIS Schedule: SPIS: Arranged/Altered Contract **Yes**  
 Lockbox: **Electronic** Sign: **Yes** Contact Expired: **No**  
 Commence Date: **24-Jul-2020** Expire Date: **31-Oct-2020** CDOM:  
 Seller Name: **DAVID J. ROSE ELAINE M. RODARO**

List Brokerage 1: **[RE/MAX HALLMARK REALTY LIMITED, BROKERAGE, MACTIER - M216](#)** L/BR Phone: **(705) 765-6801**  
 List Salesperson 1: **[SUZANNE MARTINEAU, Broker](#)** L/SP Phone: **(705) 706-3329**  
 Email: **[suzanne@mymuskoka.com](mailto:suzanne@mymuskoka.com)** L/SP Cell: **(705) 706-3329**  
 L/SP Fax: **(705) 765-6253** Brokerage Web:

**Rooms**

| <u>Room</u>           | <u>Level</u> | <u>Dimensions</u>   | <u>Features</u> |
|-----------------------|--------------|---------------------|-----------------|
| <b>Kitchen</b>        | M            | <b>23'7"x19'</b>    |                 |
| <b>Living Room</b>    | M            | <b>17'1"x12'1"</b>  |                 |
| <b>Dining Room</b>    | M            | <b>8'1"x11'9"</b>   |                 |
| <b>Bathroom</b>       | M            | <b>5'4"x5'</b>      | <b>2-Piece</b>  |
| <b>Bedroom</b>        | M            | <b>16'4"x13'5"</b>  |                 |
| <b>Ensuite</b>        | M            | <b>6'x8'3"</b>      | <b>3-Piece</b>  |
| <b>Bedroom</b>        | M            | <b>12'7"x10'4"</b>  |                 |
| <b>Ensuite</b>        | M            | <b>6'1"x8'3"</b>    | <b>3-Piece</b>  |
| <b>Bedroom</b>        | M            | <b>12'8"x11'2"</b>  |                 |
| <b>Laundry Room</b>   | M            | <b>12'8"x14'3"</b>  |                 |
| <b>2nd Kitchen</b>    | M            | <b>18'x12'</b>      |                 |
| <b>Bathroom</b>       | M            | <b>7'10"x5'5"</b>   | <b>3-Piece</b>  |
| <b>Bedroom</b>        | M            | <b>9'2"x13'</b>     |                 |
| <b>Storage Room</b>   | M            | <b>3'9"x5'1"</b>    |                 |
| <b>Bedroom</b>        | 2            | <b>11'11"x10'1"</b> |                 |
| <b>Master Bedroom</b> | 2            | <b>17'8"x12'</b>    |                 |
| <b>Family Room</b>    | 2            | <b>11'1"x18'11"</b> |                 |
| <b>Ensuite</b>        | 2            | <b>17'1"x12'7"</b>  | <b>5+ Piece</b> |
| <b>Workshop</b>       | M            | <b>30'x40'</b>      |                 |

Prepared By: **SUZANNE MARTINEAU, Broker** Full Report  
**RE/MAX HALLMARK REALTY LIMITED, BROKERAGE, MACTIER - M216**

Date Printed: **07/24/2020**

**All data is subject to Errors, Omissions or Revisions and is not warranted. 07/24/2020 05:01:20 PM**