

1117 BERT SIMS Road Unit #10, Utterson, Ontario P0B 1M0

Listing

Client Full

[1117 BERT SIMS Rd #10 Utterson](#)

MLS®#: 40023082

Active / Residential

Price: **\$889,000**



Muskoka/Muskoka Lakes/Watt Bungalow/House



Water Body: **Skeleton Lake**

Type of Water: **Lake**

| | Beds | Baths | Kitch |
|------|------|-------|-------|
| Main | 3 | 1 | 1 |

Beds: **3 (3 + 0)**
 Baths: **1 (0 + 1)**
 SF Total: **720/Plans**
 SF Range: **501 to 1000**
 Abv Grade Fin SF: **720.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,804/2020**

Remarks/Directions

Public Rmks: **Have you been dreaming of the perfect little getaway? SKELETON LAKE is a deep, clean, exceptional lake in Muskoka, where properties like this classic beauty are rarely offered. This quaint CABIN-COTTAGE is located on a beautiful point of land jutting into the crystal clear bay. It boasts fabulous multi-exposure lake views and is bordered by a 243 foot shoreline with both SHALLOW HARD PACKED SAND and deep off of the boathouse dock. Tick the bonus box: a single slip BOATHOUSE with ROOF DECK on the water! This one of a kind property is the perfect setting for a day of fishing and an afternoon of skiing in the calm SOUTHWESTERN BAY. The cottage setting inspires images of lazy summer afternoons and cozy warm fall days tucked inside by a showpiece RIVER-ROCK WOOD BURNING FIREPLACE. Grab a loved one, a book, a good glass of wine or cup of tea and feel the outside world disappear in this sweet Muskoka hideaway. This seasonal cabin has electric baseboard heaters to supplement those cool spring mornings and early fall nights. Relax in front of a roaring fire or sit back in the attached SUNROOM and grab a deck of cards for a night of fun with your family. Classic Cottaging at it's best and there is even an outdoor hot/cold shower! All boats are INCLUDED: older Motor boat, row boat, canoe and kayak. Enjoy the great outdoors by exploring nearby Fish Hatchery Falls Trail or the Raymond Trail. Play a great game of golf at Diamond in the 'Ruff' or at Windermere House. Take a short drive to the sweet hamlet of Rosseau and shop the oldest general store in Muskoka or dine at the famous Crossroads restaurant overlooking Lake Rosseau. There are 2 full marinas on Skeleton Lake which is convenient for boaters, and the Troy Cove Marina is adding a restaurant and bar. Almost fully furnished and only 2 hours drive from Toronto. Lovingly owned by one family for the last 50+ YEARS! This little gem may simply be your cozy cottage DREAM COME TRUE! Offer Date September 24th.**

Directions: **Highway 141 to Fish Hatchery Road, Right onto Bert Sims road, continue straight at 1117 to Number 10.**

Common Elements

Water

Features: **Waterfront-Deeded**
 Dock Features: **Marina Services**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep, Hard Bottom, Shallow**
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House: **Boat House, Boathouse-Single Slip**
 Frontage: **243.00**
 Exposure: **North**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Fishing**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **1950/Owner/Owner**
 Property Access: **Private Road**
 Other Structures: **Shed**
 Parking Features: **Gravel Driveway, Private Triple+ Driveway, Right-of-Way**
 Parking Spaces:
 Garage Sp/Desc: **Driveway Spaces: 4**
 Services: **Cell Service, Electricity, Telephone Available**
 Water Source: **Lake/River**
 Lot Size: **0.29**
 Lot Front: **245.00**
 Lot Irregularities: **Half Moon Shape on a Point**
 Foundation: **Piers**
 Water Tmnt:
 Acres Range: **< 0.5**
 Lot Depth: **75.00**
 Lot Shape: **Irregular**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee: **\$0**
 Carport Sp:
 Sewer: **Septic**
 Acres Rent:
 Land Lse Fee:
 Area Influences: **Beach, Cul de Sac/Dead End, Golf, Marina, Trails**
 View: **Bay, Clear, Lake, Panoramic, Water**
 Topography: **Dry, Level, Sloping**
 Restrictions: **Right-of-Way**
 Retire Com:
 Fronting On: **East**

School District: **Trillium Lakelands District School Board**
Elementary School: **Watt Public School**

Interior

Interior Feat: **None**
Basement: **Crawl Space, Unfinished**
Cooling: **None**
Heating: **Baseboard, Fireplace-Wood**
Fireplace: **1**
Under Contract: **Hot Water Heater**
Inclusions: **Smoke Detector, Window Coverings**
Add Inclusions: **Refrigerator, Stove, and all items not stated on the list of exclusions.**
Exclusions: **Please see schedule list of exclusions.**

FP Stove Op: **Yes**
Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 15 CON 12 WATT PT 11, 35R9966; PT RDAL IN FRONT OF LT 15 CON 12 WATT (CLOSED BY DM194238) PT 12, 35R9966, T/W DM71579 EXCEPT THE EASEMENT THEREIN RE: LT 41 CON B; MUSKOKA LAKES**
Zoning: **WR1**
Assess Val/Year: **\$452,000/2020**
PIN: **481370374**
ROLL: **445302002108600**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **Unknown/**
Hold Over Days: **90**
Occupant Type: **Owner**
Deposit:

Brokerage Information

List Date: **09/18/2020**
List Brokerage: **[RE/MAX HALLMARK REALTY LIMITED, BROKERAGE, MACTIER - M216](#)**
Source Board: **The Lakelands**

Prepared By: SUZANNE MARTINEAU, Broker

Date Prepared: 09/19/2020

POWERED by itsorealestate.com. All rights reserved.

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Rooms

MLS®#: 40023082

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Dimensions (Convert)</u> | <u>Room Features</u> |
|-----------------------|--------------|--------------------|-----------------------------|----------------------|
| Kitchen | Main | 9.6 x 7.4 | 3.05 M x 2.13 M | |
| Living Room | Main | 11.9 x 7.6 | 3.66 M x 2.44 M | |
| Dining Room | Main | 7.6 x 7.6 | 2.44 M x 2.44 M | |
| Family Room | Main | 19.4 x 11.7 | 5.79 M x 3.66 M | Fireplace |
| Master Bedroom | Main | 9.8 x 8.7 | 3.05 M x 2.74 M | |
| Bedroom | Main | 8 x 6.5 | 2.44 M x 2.13 M | |
| Bedroom | Main | 9.6 x 7.4 | 3.05 M x 2.13 M | |
| Bathroom | Main | 4.8 x 3.1 | 1.52 M x .91 M | 2-Piece |

Copyright ORTIS 2020. All rights reserved. Information is from sources deemed reliable, but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Residential'

Selected 1 of 1 result.