

Cross Property Client Full

551 SOUTH MARY LAKE ROAD

Port Sydney, ON P0B 1L0

District of Muskoka/ Huntsville/ Stephenson

Residential/ Single Family/ For Sale Price: \$589,900.00

Active



MLS#: **205248**
 List Date: **28-Jun-2019**
 Bedrooms (AG/BG): **4 (4/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,610**
 Sq Ft Finished: **1,800**
 Sq Ft Source: **Other**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **247.00**
 Road Access Fee: **2.0/ Attached**
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **2.0/ Attached**
 Driveway Spaces/Type: **12/ Circular/ Gravel**
 Waterfront: **No**
 Leased Land Fee: **No**
 Sqft Below Grade: **1,260**
 Sq Ft. Unfinished: **1,260**
 # Rooms: **15**
 Recreational: **No**
 Year Built/Desc: **2006/ Completed / New**
 Lot Depth: **328.00**
 Lot Size/Acres: **1-2.99 Acres/ 2.55**
 WF Exposure:

Public Remarks: Lovely family bungalow in beautiful Port Sydney. Open concept living area with vaulted ceilings. Large Muskoka Room at the back and covered porch at the front. Attached double garage, large storage shed and children's treehouse at the back of the property. Plenty of privacy for your family here. ICF construction from the footings to the rafters, which makes for very economical heating and lovely thick window sills. Large partially finished basement with laundry, storage, sauna and rec room area; needs a ceiling and flooring. Finished loft above the garage. Close to Mary Lake beach, golf and highway 11 access. You'll want to visit this home in person to truly appreciate all it has to offer.

Directions: HIGHWAY 11 TO SOUTH MARY LAKE ROAD TO #551

Interior Features

Interior Features: Built-In Appliances, Carbon Monoxide Detector, Cathedral Ceiling, Countertop Range, Finished Loft, Oven Built-in, Rough-in Bath, Sauna, Separate Heating Controls, Smoke Detector, Sump Pump, Water Heater Owned
Basement: Full/ Partially Finished/ Development Potential
Heat Primary/Sec: In Floor, Natural Gas, Radiant/ Woodstove
HVAC: HRV System
Under Contract \$:
Under Contract/Rental Items: None
Lease To Own Equip: None
Accessibility:
Fireplace:
Foundation: ICF
UFFI: No
Furnace Age: BOILER 2017
Plumbing Age: 2006
Oil Tank Age: N/A
Wiring Age: 2006

Exterior Features

Add'l Monthly Fees:
Lot Shape: Rectangular
Exterior Finish: Wood
Restrictions: Easement
Services: Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Telephone, Underground Wiring
Topography: Flat, Wooded/Treed
Roofing: Metal
Water/Supply Type: Well/ Drilled Well
Exterior Features: Porch, Porch-Enclosed, Privacy, Year-Round Living
Other Structures: Playground, Shed
Site Influences: Golf, Place of Worship
Exposure: North
Pool: None
Lot Irregularities:
Alternative Power:
Yr Roof Surface Replaced: 2006
Sewage: Septic
FH Common Fee:

Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Garage Door Opener, Hot Water Tank Owned, Satellite Dish, Smoke Detector
Exclusions: None

Tax Information

Roll#: 444204000910520
Pin#: 481211748
Assessment \$/Year: \$350,000/2020
Legal Description: PT LT 23 CON 4 STEPHENSON PT 1 35R20639; T/W EASEMENT OVER PT 5 35R206369 AS IN MT9225; TOWN OF HUNTSVILLE, DISTRICT OF MUSKOKA
Local Improve Fee/Comments: No/
Zoning: R1
Survey/Year: Yes 2005
Taxes/Year: \$2,993/ 2018
Survey Type: Boundary Only

Rooms

Room	Level	Dimensions	Features
Kitchen	M	14'1"x11'5"	
Living Room/Dining Room	M	23'6"x22'	
Master Bedroom	M	12'1"x11'5"	
Ensuite	M	8'11"x6'6"	4-Piece
Bedroom	M	10'3"x9'	
Bedroom	M	9'7"x9'1"	
Bedroom	M	10'7"x9'7"	
Bathroom	M	11'6"x5'11"	3-Piece

Muskoka Room	M	23'8"x7'7"
Loft	2	19'6"x10'11"
Sauna	B	5'5"x5'
Laundry Room	B	7'9"x6'8"
Storage Room	B	20'1"x9'4"
Utility	B	8'9"x8'1"
Recreation Room	B	37'9"x30'1"

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Client Full Report

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