

# 1790 592 Highway, Emsdale, Ontario P0A 1J0

Client Full  
**Active / Residential**

**1790 592 Hw Emsdale**

MLS® #: 40038869  
Price: **\$269,900**



## Parry Sound/Perry/Emsdale 1.5 Storey/House

	Beds	Baths	Kitch
Main	2	1	1
Second	2		

Beds: **4 ( 4 + 0 )**  
Baths: **1 ( 1 + 0 )**  
SF Total: **1,590/LBO provided**  
SF Range: **1501 to 2000**  
Abv Grade Fin SF: **1,590.00/LBO provided**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$819/2020**

Remarks/Directions

Public Rmks: **Three bedroom family home with a large yard and circular driveway. Warm inviting kitchen with woodstove, living room with walkout to the partially fenced yard. Main floor laundry in the large bathroom, two bedrooms and large front porch. The upper level has two very large bedrooms, one with vaulted ceilings. Great starter home for the first time buyer or someone looking for a project. Lots of space and finishing details to be done. The roof was re-shingled October 2020. Large shed with a working furnace. Updated 200 amp panel, furnace installed in 2006, blown in insulation in the attic in 2014, new hot water tank and submersible pump in the well in 2019. Full basement with exposed rock - ideal for storage only.**

Directions: **Highway 11 to Fern Glen Road exit to Right on Scotia Road, Left onto Highway 592, first drive on left #1790**  
Common Elements

Exterior

Exterior Feat:	<b>Porch-Enclosed, Year Round Living</b>		
Construct. Material:	<b>Vinyl Siding</b>		
Shingles Replaced:	<b>2020</b>	Foundation:	<b>Concrete</b>
Year/Desc/Source:	<b>1945/Completed / New/Other</b>		
Property Access:	<b>Municipal Road, Year Round Road</b>		
Other Structures:	<b>Fence - Partial, Storage</b>		
Pool Features:	<b>None</b>		
Parking Features:	<b>Detached Garage, Circular Driveway</b>		
Parking Spaces:	<b>10</b>	Driveway Spaces:	<b>10</b>
Garage Sp/Desc:	<b>0 Spaces</b>		
Services:	<b>Cell Service, Electricity, High Speed Internet, Telephone</b>		
Water Source:	<b>Drilled Well, Well</b>	Water Tmnt:	
Lot Size:	<b>0.92 Acres</b>	Acres Range:	<b>0.50-1.99</b>
Lot Front:	<b>272.87</b>	Lot Depth:	<b>133.10</b>
Lot Irregularities:	<b>155.04x280.54x133.10x272.87</b>		<b>Rectangular</b>
	<b>.924 ACRE</b>		
Area Influences:	<b>Highway Access</b>		
View:	<b>Trees/Woods</b>		
Topography:	<b>Rolling</b>		
Restrictions:	<b>Right-of-Way</b>		
Local Impvmt:	<b>No</b>		
School District:	<b>Near North District School Board</b>		
		Roof:	<b>Asphalt Shingle</b>
		Prop Attached:	<b>Detached</b>
		Apx Age:	<b>51-99 Years</b>
		Rd Acc Fee:	
		Carport Sp:	
		Sewer:	<b>Septic</b>
		Acres Rent:	
		Location:	<b>Rural</b>
		Land Use Fee:	
		Retire Com:	
		Fronting On:	<b>West</b>

Interior

Interior Feat:	<b>Ceiling Fans</b>		
Basement:	<b>Full Basement, Unfinished, Exposed Rock, Walk-Out</b>		
Laundry Feat:	<b>In Bathroom, Main Level</b>		
Cooling:	<b>None</b>		
Heating:	<b>Oil Forced Air, Woodstove</b>		
Fireplace:	<b>/Wood Stove</b>		
Under Contract:	<b>Hot Water Heater</b>	FP Stove Op:	
Inclusions:	<b>Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Freezer, Refrigerator, Satellite Dish, Stove, Washer</b>	Contract Cost/Mo:	
Add Inclusions:	<b>Furniture, Riding Lawn Tractor and Snow Blower are negotiable.</b>		

Property Information

Common Elem Fee: **No**

Local Improvements Fee: **No**

Legal Desc: **PARCEL 5765 SEC SS, PART LOT 17, CONCESSION 9, PERRY AS IN LT 28037; EXCEPTING ROW OF THE NORTHERN AND PACIFIC JUNCTION RAILWAY; PERRY, DISTRICT OF PARRY SOUND RR**  
Zoning: **RR**  
Assess Val/Year: **\$133,000/2020**  
PIN: **521630088**  
ROLL: **491400000251100**  
Possession/Date: **Flexible/**

Survey: **None/**  
Hold Over Days:  
Occupant Type: **Owner**

Deposit:

Brokerage Information

List Date: **10/29/2020**  
List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63**

Source Board: **The Lakelands**

**Prepared By: NANCY CARR, Salesperson**  
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**Date Prepared: 10/29/2020**

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

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
<b>Kitchen</b>	<b>Main</b>	<b>14.01 x 12.05</b>	<b>4.27 m x 3.66 m</b>	<b>Fireplace, Laminate</b>
<b>Living Room</b>	<b>Main</b>	<b>16.11 x 14.05</b>	<b>4.88 m x 4.27 m</b>	<b>French doors, Laminate, Walkout to Balcony/Deck</b>
<b>Bedroom</b>	<b>Main</b>	<b>11.1 x 9.09</b>	<b>3.35 m x 2.74 m</b>	
<b>Bedroom</b>	<b>Main</b>	<b>11.06 x 10</b>	<b>3.35 m x 3.05 m</b>	
<b>Bathroom</b>	<b>Main</b>	<b>14.04 x 9</b>	<b>552.76 ft x 354.33 ft</b>	<b>4-Piece, Laundry</b>
<b>Master Bedroom</b>	<b>Second</b>	<b>15.06 x 13.06</b>	<b>4.57 m x 3.96 m</b>	<b>Beamed ceiling, Vaulted Ceiling</b>
<b>Bedroom</b>	<b>Second</b>	<b>16.03 x 12.01</b>	<b>4.88 m x 3.66 m</b>	
<b>Bonus Room</b>	<b>Main</b>	<b>29 x 5</b>	<b>1141.73 ft x 196.85 ft</b>	
<b>Desc: Enclosed front porch</b>				

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