

1435 PEVENSEY Road, Sundridge, Ontario P0A 1Z0

Client Full
Active / Residential

1435 PEVENSEY Rd Sundridge

MLS® #: **40075565**
Price: **\$999,900**



Parry Sound/Armour/Armour Log/House

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds: **3 (3 + 0)**
Baths: **2 (1 + 1)**
SF Total: **2,704/LBO provided**
SF Range: **2001 to 3000**
Abv Grade Fin SF: **2,704.00/LBO provided**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,982/2020**

Remarks/Directions

Public Rmks: **Scandanavian Style (Scribe-Fit) White Pine Log Home with frontage on Pevensey and North Pickerel Lake Road. Three bedroom, 1.5 bath home with cathedral ceilings, open concept living area, beautiful custom kitchen and main floor laundry. Rec Room with walk out to patio and woodstove for those cold winter days. Very spacious deck with Hot Tub. Large garage/mancave with heat and water plus another large storage building. All on 40 acres with trails throughout, large firepit and fenced garden. Couple horse pens and tack shed, great hobby farm. 1 km to Dobbs Beach on Pickerel Lake. This home has so many features, it really needs to be seen in person to truly appreciate how unique this place is and all that this property offers.**

Directions: **Highway 11 to Pevensey Road to #1435**

Common Elements

Auxiliary Buildings

<u>Building Type</u>	<u>Beds</u>	<u>Baths</u>	<u># Kitchens</u>	<u>Winterized</u>
Other				No
Other				No
Garage				Partially
				Exterior

Exterior Feat:	Deck(s), Hot Tub, Privacy, Year Round Living	Roof:	Asphalt Shingle
Construct. Material:	Log	Prop Attached:	Detached
Shingles Replaced:	2020	Apx Age:	31-50 Years
Year/Desc/Source:	1981/Completed / New/Owner	Rd Acc Fee:	
Property Access:	Municipal Road, Year Round Road	Winterized:	Fully Winterized
Other Structures:	Fence - Partial, Shed, Storage, Workshop		
Pool Features:	None		
Parking Features:	Detached Garage, Carport Parking, Gravel Driveway		
Parking Spaces:	54	Carport Sp:	1
Garage Sp/Desc:	3 Spaces	Sewer:	Septic
Services:	Cell Service, Electricity, High Speed Internet, Telephone, Underground Wiring		
Water Source:	Drilled Well		
Lot Size Area/Units:	39.94/Acres	Acres Rent:	
Lot Front (Ft):		Lot Shape:	Rectangular
Location:	Rural	Land Lse Fee:	
Area Influences:	Ample Parking, Corner Site, Hobby Farm, Quiet Area, Trails	Fronting On:	South
Topography:	Level, Wooded/Treed	Exposure:	North
Restrictions:			
School District:	Near North District School Board		

Interior

Interior Feat:	Auto Garage Door Remote(s), Bar Fridge, Ceiling Fans, Hot Tub, Skylight, Water Heater Owned		
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)		
Basement:	Full Basement	Basement Fin:	Fully Finished
Basement Feat:	Walk-Out		
Laundry Feat:	Main Level		
Cooling:	None		
Heating:	Forced Air-Propane, Woodstove		
Fireplace:	2/Wood Stove	FP Stove Op:	
Under Contract:	Propane Tank	Contract Cost/Mo:	
Lease to Own:	None		

Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Window Coverings**

Exclusions: **Speakers in the Rec Room, Speakers & Brackets in the Garage, Storage Cabinets in Garage, Shelving in the left side of the Storage Building**

Furnace Age: **2019** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:

Legal Desc: **PT LT 26 CON 14 ARMOUR AS IN R0168549; ARMOUR, DISTRICT OF PARRY SOUND**

Zoning: **Rural** Survey: **Unknown/**

Assess Val/Year: **\$323,000/2020** Hold Over Days:

PIN: **521460324** Occupant Type: **Owner**

ROLL: **491900000325500** Deposit:

Possession/Date: **Flexible/**

Brokerage Information

List Date: **03/08/2021**

List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63**

Source Board: **The Lakelands**

Prepared By: NANCY CARR, Salesperson

Date Prepared: 03/09/2021

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Information deemed reliable but not guaranteed. CoreLogic Matrix

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Kitchen	Main	19.04 x 19.04	5.79 m x 5.79 m	Double sink, Sliding doors, Walkout to Balcony/Deck
Living Room	Main	22.08 x 12	6.71 m x 3.66 m	Cathedral Ceiling, Hardwood floor, Skylight
Dining Room	Main	19 x 11	5.79 m x 3.35 m	Hardwood floor
Bathroom	Main	7.06 x 4.02	2.13 m x 1.22 m	2-Piece
Laundry	Main	10.03 x 6.04	3.05 m x 1.83 m	Hardwood floor, Walkout to Balcony/Deck
Bedroom Primary	Second	19.04 x 12.08	5.79 m x 3.66 m	Hardwood floor
Bedroom	Second	14.05 x 12.04	4.27 m x 3.66 m	Hardwood floor
Bedroom	Second	12.07 x 11.05	3.66 m x 3.35 m	Hardwood floor
Bathroom	Second	14.05 x 11.08	4.27 m x 3.35 m	5+ Piece, Heated Floor
Recreation Room	Basement	23 x 18	7.01 m x 5.49 m	Fireplace, Sliding doors, Tile Floors
Mud Room	Basement	25.1 x 22.09	7.62 m x 6.71 m	