

124 ROBBS ROCK Road, Burk's Falls, Ontario P0A 1C0

Client Full
Active / Residential

124 ROBBS ROCK Rd Burk's Falls

MLS® #: **40101973**
Price: **\$799,900**



Parry Sound/Armour/Armour Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	
Main	2	2	1

Beds: **3 (2 + 1)**
Baths: **3 (3 + 0)**
SF Total: **3,354/Plans**
SF Range: **1501 to 2000**
Abv Grade Fin SF: **1,743.00/Plans**
Blw Grade SF: **1,611.00/Plans**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,823/2020**

Remarks/Directions

Public Rmks: **Gorgeous open concept bungalow with vaulted ceilings and floor to ceiling fireplace. Large primary bedroom with ensuite and walkout to the enclosed porch. Main floor laundry. Attached double garage with storage loft. Fully finished walkout basement with a spacious rec room, bedroom, and ample storage. Beautiful 23+ acre lot with trails throughout. Private and yet only moments from Burk's Falls. This home will not disappoint, don't delay and book your appointment to view today!**

Directions: **Chetwynd Road to Robbs Rock Road to #124**

Common Elements

Exterior

Exterior Feat:	Deck(s), Hot Tub, Patio(s), Porch, Porch-Enclosed, Privacy, Storage Buildings, Year Round Living	Roof:	Asphalt Shingle
Construct. Material:	Stone, Vinyl Siding	Prop Attached:	Detached
Shingles Replaced:	2010	Apex Age:	6-15 Years
Year/Desc/Source:	2010/Completed / New/Owner	Rd Acc Fee:	
Property Access:	Municipal Road, Year Round Road	Winterized:	
Other Structures:	Greenhouse, Storage		
Pool Features:	None		
Garage & Parking:	Attached Garage, Private Drive Double Wide, Gravel Driveway		
Parking Spaces:	25	Driveway Spaces:	23.0
Parking Level/Unit:		Parking Assigned:	
Services:	Cell Service, Electricity, High Speed Internet, Telephone, Underground Wiring	Garage Spaces:	2.0
Water Source:	Drilled Well	Sewer:	Septic
Lot Size Area/Units:	/		
Lot Front (Ft):	135.00	Water Tmnt:	UV System
Location:	Rural	Acres Range:	10-24.99
Area Influences:	School Bus Route, Shopping Nearby, Trails	Lot Depth (Ft):	3,314.00
View:	Trees/Woods	Acres Rent:	
Topography:	Rolling, Wooded/Treed	Lot Shape:	Irregular
Restrictions:	Easement	Land Lse Fee:	
		Retire Com:	
		Fronting On:	North
		Exposure:	South

Interior

Interior Feat:	Air Exchanger, Auto Garage Door Remote(s), Ceiling Fans, Hot Tub, Water Heater Owned, Water Treatment
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)
Basement:	Full Basement
Basement Feat:	Walk-Out
Laundry Feat:	Laundry Room, Main Level
Cooling:	None
Heating:	In-Floor, Propane
Fireplace:	1/Wood
Under Contract:	Propane Tank
Lease to Own:	None
Inclusions:	Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Hot Tub, Hot Water Tank Owned, Range Hood, Refrigerator, Satellite Dish, Smoke Detector, Washer, Window Coverings
Electric Age:	2010
Plumbing Age:	2010
Furnished:	

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 9 CON 9 ARMOUR PT 1 42R6497; ARMOUR, DISTRICT OF PARRY SOUND**

Zoning: **RES**
 Assess Val/Year: **\$414,000/2021**
 PIN: **521400328**
 ROLL: **491000000222020**
 Possession/Date: **Flexible/**

Survey: **Boundary Only/ 1980**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit:

Brokerage Information

List Date: **04/22/2021**
 List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63**
 Source Board:  **The Lakelands**

Prepared By: NANCY CARR, Salesperson

Date Prepared: 04/22/2021

POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40101973

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	8' 0" X 6' 2"	2.44 X 1.88	
Living Room	Main	21' 0" X 10' 5"	6.40 X 3.17	Fireplace, Vaulted Ceiling
Kitchen/Dining Room	Main	24' 0" X 17' 7"	7.32 X 5.36	Vaulted Ceiling, Walk-in Pantry
Bedroom Primary	Main	20' 0" X 18' 0"	6.10 X 5.49	Walkout to Balcony/Deck
Bathroom Primary	Main	10' 2" X 13' 3"	3.10 X 4.04	5+ Piece, Jetted Bathtub
Bedroom	Main	15' 0" X 10' 5"	4.57 X 3.17	
Bathroom	Main	9' 10" X 5' 0"	3.00 X 1.52	4-Piece, Linen closet
Laundry	Main	8' 4" X 6' 8"	2.54 X 2.03	
Recreation Room	Basement	28' 0" X 25' 0"	8.53 X 7.62	
Bedroom	Basement	20' 0" X 18' 0"	6.10 X 5.49	
Bathroom	Basement	9' 10" X 5' 0"	3.00 X 1.52	4-Piece
Den	Basement	13' 2" X 10' 5"	4.01 X 3.17	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.