

1029 VILLAGE ROAD #4, Windermere, Ontario P1L 1P0

Client Full
Active / Residential

1029 VILLAGE ROAD #4 Windermere

MLS® #: 40336074
Price: **\$159,000**



**Muskoka/Muskoka Lakes/Watt
Bungalow/House**

	Beds	Baths	Kitch
Main		1	1

Beds (AG+BG): **0 (0 + 0)**
 Baths (F+H): **1 (0 + 1)**
 SF Fin Total: **384**
 AG Fin SF Range: **0 to 500**
 AG Fin SF: **384/LBO provided**
 BG Fin SF: **0**
 DOM/CDOM: **19/19**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$249.82/2022**
 Addl Monthly Fees: **\$240.00**

Remarks/Directions

Public Rmks: **Cabin in Deebank Village with use of beachfront and boat launch on Three Mile Lake. This small cabin with a new Muskoka room is on a back lot with year round private road, garbage pickup, hydro, compost toilet and window mounted air conditioner. This seasonal/recreational property is right in the heart of Muskoka, close to Windermere and Rosseau, close proximity to Highway 400 and an excellent base for fishing, boating, snowmobiling and ATVing. A very reasonable price for cottage ownership without the high taxes. Membership to the Deebank Village Community is only \$240 per year. Immediate occupancy is available and being sold "as is, where is". Seller paid for building permits and for the construction to be finished but neither have been done. Township has also advised us that short term rentals are permitted.**

Directions: **Hwy 141 to Deebank Rd to Strathdee Rd to Village Rd #4 to #1029 on left.**

Common Elements

Common Element Additional Fee: **240.00**
 Common Element Fee Includes: **Annual Fee**
 Condo Fees Incl: **Association Fee**
 Locker:

Balcony:

Exterior

Exterior Feat: **Deck(s), Porch-Enclosed, Seasonal Living**
 Construct. Material: **Wood**
 Shingles Replaced: Foundation: **Piers**
 Year/Desc/Source: **/Under Construction/**
 Property Access: **Private Road, Year Round Road**
 Other Structures:
 Pool Features: **None**
 Garage & Parking: **Front Yard Parking, Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **2** Driveway Spaces: **2.0**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection**
 Water Source: **None** Water Tmnt:
 Lot Size Area/Units: **0.480/Acres** Acres Range: **< 0.5**
 Lot Front (Ft): **83.00** Lot Depth (Ft): **177.00**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Beach, Cul de Sac/Dead End, Lake Access**
 Topography: **Hilly, Partially Cleared, Wooded/Treed**
 Restrictions: **Subdiv. Covenant**

Roof: **Asphalt Shingle, Other**
 Prop Attached: **Detached**
 Apx Age: **Unknown**
 Rd Acc Fee:
 Winterized: **Not Winterized**
 Sewer: **Other**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Fronting On: **West**
 Exposure: **East**

Interior

Interior Feat: **None**
 Basement: **None** Basement Fin:
 Cooling: **None**
 Heating: **None**
 Fireplace: **/Electric**
 Under Contract: **None** FP Stove Op:
 Lease to Own: **None** Contract Cost/Mo:
 Inclusions: **Refrigerator**
 Add Inclusions: **All contents including any materials on site to finish the renovations.**

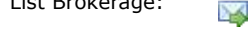
Property Information

Common Elem Fee: **Yes**
 Legal Desc: **Pt Lt 24, Con 8, Watt Pt 41 RD658 T/W Dm360308 Muskoka Lakes, District of Muskoka**
 Zoning: **GR** Survey: **Boundary Only/ 1968**
 Assess Val/Year: **\$41,500/2022** Hold Over Days:
 PIN: **481390300** Occupant Type: **Vacant**
 ROLL: **445302001208300**
 Possession/Date: **Immediate/** Deposit: **5000**

Brokerage Information

List Date: **10/13/2022**

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -C](#)



Source Board: **The Lakelands Association of REALTORS®**

Prepared By: Nancy Carr, Salesperson

Date Prepared: 11/01/2022

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

MLS®#: 40336074

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Porch	Main	11' 1" X 11' 0"	3.38 X 3.35	Open Concept
Desc: Muskoka Room				
Kitchen/Living Room	Main	19' 8" X 11' 5"	5.99 X 3.48	
Desc: Open Space with a loft above				
Bathroom	Main	4' 5" X 3' 11"	1.35 X 1.19	1-Piece
Loft	Second	11' 1" X 8' 1"	3.38 X 2.46	

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