

# 61 DOE LAKE Road, Katrine, Ontario P0A 1L0

Client Full  
**Active / Residential**

**61 DOE LAKE Rd Katrine**

MLS® #: **40414347**

Price: **\$429,900**



## Parry Sound/Armour/Katrine

### Bungalow/House

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **822**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **822/LBO provided**  
 DOM/CDOM: **7/7**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,129.14/2022**

### Remarks/Directions

Public Rmks: **Cozy well maintained bungalow in the heart of Katrine. Easy highway access and close to the beach on Little Doe Lake. Detached 24'x24' double garage. Living Room was redone in 2012 with drywall and new floors. House roof was replaced in 2021, garage roof still needs to be done in the future. New septic in 2008 and last pumped in 2020. New hot water tank in 2022. Property is being sold "as is, where is" the seller has not lived in the house. Side porch has removable panels and doors - enclosed in the winter and open in the summer.**

Directions: **Highway 11 to Katrine to Doe Lake Road to #61**

### Common Elements

#### Exterior

Exterior Feat:	<b>Porch, Porch-Enclosed, Year Round Living</b>		Roof:	<b>Asphalt Shingle</b>	
Construct. Material:	<b>Aluminum Siding</b>		Prop Attached:	<b>Detached</b>	
Shingles Replaced:	<b>2021</b>	Foundation:	<b>Concrete</b>	Apx Age:	<b>51-99 Years</b>
Year/Desc/Source:	<b>1930/Completed / New/Other</b>		Rd Acc Fee:		
Property Access:	<b>Municipal Road, Year Round Road</b>		Winterized:	<b>Fully Winterized</b>	
Other Structures:					
Pool Features:	<b>None</b>				
Garage & Parking:	<b>Detached Garage//Private Drive Double Wide//Asphalt Driveway</b>				
Parking Spaces:	Driveway Spaces:	<b>5.0</b>	Garage Spaces:	<b>2.0</b>	
Services:	<b>Cell Service, Electricity, Fibre Optics, High Speed Internet, Telephone</b>				
Water Source:	<b>Dug Well</b>	Water Tmnt:	<b>None</b>	Sewer:	<b>Septic</b>
Lot Size Area/Units:	<b>0.503/Acres</b>	Acres Range:	<b>0.50-1.99</b>	Acres Rent:	
Lot Front (Ft):	<b>167.84</b>	Lot Depth (Ft):	<b>130.72</b>	Lot Shape:	<b>Rectangular</b>
Location:	<b>Rural</b>	Lot Irregularities:		Land Lse Fee:	
Area Influences:	<b>Beach, Highway Access</b>				
Topography:	<b>Flat</b>				
Restrictions:	<b>None</b>		Fronting On:	<b>South</b>	
			Exposure:	<b>North</b>	

#### Interior

Interior Feat:	<b>Auto Garage Door Remote(s), Ceiling Fans, Sump Pump, Water Heater Owned</b>	
Security Feat:	<b>None</b>	
Basement:	<b>Crawl Space</b>	Basement Fin: <b>Unfinished</b>
Basement Feat:	<b>Exposed Rock</b>	
Laundry Feat:	<b>In Kitchen</b>	
Cooling:	<b>None</b>	
Heating:	<b>Baseboard, Electric</b>	
Under Contract:	<b>None</b>	Contract Cost/Mo:
Lease to Own:	<b>None</b>	
Inclusions:	<b>Dryer, Garage Door Opener, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings</b>	
Add Inclusions:	<b>Snowblower</b>	

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>PCL 11253 SEC SS; PT LT 10 CON 2 ARMOUR, DISTRICT OF PARRY SOUND (SEE DOCUMENTS FOR FULL LEGAL DESCRIPTION)</b>		
Zoning:	<b>RURAL COMMUNITY</b>	Survey:	<b>None/</b>
Assess Val/Year:	<b>\$121,000/2023</b>	Hold Over Days:	
PIN:	<b>521430116</b>	Occupant Type:	<b>Vacant</b>
ROLL:	<b>491900000123600</b>	Deposit:	<b>10000</b>
Possession/Date:	<b>Flexible/</b>		

### Brokerage Information

List Date: **05/04/2023**  
 List Brokerage: [Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville -Centre Stre](#)

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Porch</b>	<b>Main</b>	<b>13' 0" X 9' 10"</b>	<b>3.96 X 3.00</b>	
<b>Kitchen</b>	<b>Main</b>	<b>14' 3" X 11' 2"</b>	<b>4.34 X 3.40</b>	
<b>Living Room/Dining Room</b>	<b>Main</b>	<b>18' 11" X 12' 11"</b>	<b>5.77 X 3.94</b>	<b>Laminate</b>
<b>Bathroom</b>	<b>Main</b>	<b>7' 6" X 4' 9"</b>	<b>2.29 X 1.45</b>	<b>3-Piece</b>
<b>Bedroom</b>	<b>Main</b>	<b>11' 2" X 9' 4"</b>	<b>3.40 X 2.84</b>	
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