

5178 ASPDIN Road, Rosseau, Ontario P0C 1J0

Client Full
Incomplete / Residential

5178 ASPDIN Rd Rosseau

Listing ID: 40570626
Price: **\$624,900**



**Muskoka/Muskoka Lakes/Cardwell
Log/House**

Water Body: **Rosseau**
Type of Water: **River**

| | Beds | Baths | Kitch |
|--------|----------|----------|----------|
| Main | | | 1 |
| Second | 1 | 1 | |

Beds (AG+BG): **1 (1 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **815**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **815/LBO provided**
DOM:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,052.42/2022**

Remarks/Directions

Public Rmks: **Cozy log home with 19+ acres on the Rosseau River. Explore by canoe/kayak right on your own property. Enjoy the wildlife that abounds on this rural acreage. Use as your year round residence or recreation property. Located between Huntsville and Rosseau.**

Directions: **ASPDIN ROAD TOWARDS ROSSEAU, TO #5178**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Riverfront**
Dock Type: **None**
Shoreline: **Natural**
Shore Rd Allow: **None**
Channel Name:
Water View: **Unobstructed Water View**
Boat House:
Frontage: **999.00**
Exposure: **North**
Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Fishing, Year Round Living**
Construct. Material: **Log**
Shingles Replaced: **1986** Foundation: **Slab**
Year/Desc/Source: **1986/Completed / New/Owner**
Property Access: **Municipal Road, Year Round Road**
Other Structures: **Shed**
Garage & Parking: **Private Drive Double Wide//Gravel Driveway**
Parking Spaces: **20** Driveway Spaces: **20.0**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**
Water Source: **Drilled Well** Water Tmnt: **None**
Lot Size Area/Units: **19.400/Acres** Acres Range: **10-24.99**
Lot Front (Ft): Lot Depth (Ft):
Location: **Rural** Lot Irregularities:
Area Influences: **River/Stream**
View: **River, Trees/Woods**
Topography: **Rolling**
Restrictions: **Environmentally Protected**
Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **31-50 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces:
Sewer: **Septic**
Acres Rent:
Lot Shape: **Rectangular**
Land Lse Fee:
Retire Com:
Fronting On: **North**
Exposure: **South**

Interior

Interior Feat: **Ceiling Fans, Propane Tank, Water Heater Owned**
Security Feat: **None**
Basement: **None** Basement Fin:
Laundry Feat: **In Bathroom, Upper Level**
Cooling: **None**
Heating: **Propane, Wall Furnace, Woodstove**
Fireplace: **/Wood Stove**
Under Contract: **Propane Tank**
Lease to Own: **None**
Inclusions: **Dryer, Hot Water Tank Owned, Refrigerator, Stove, Washer**
Electric Age: **1986** Plumbing Age: **1986**
Furnace Age: **2007** Tank Age:
FP Stove Op: **Yes**
Contract Cost/Mo:
Furnished:
UFFI:

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 20 CON 5 CARDWELL PT 1&2 35R16540; MUSKOKA LAKES, DISTRICT OF MUSKOKA**
Zoning: **RU2-S and EP1**
Assess Val/Year: **\$171,000/2023**
PIN: **48130422**
ROLL: **445301000407501**
Possession/Date: **Flexible/**
Local Improvements Fee:
Survey: **Boundary Only/ 1996**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **10000**

Brokerage Information

List Date: **04/12/2024**

List Brokerage: [Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville - Centre Stre](#)



Source Board: The Lakelands Association of REALTORS®
Prepared By: Nancy Carr, Salesperson
Date Prepared: 04/11/2024

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| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Dimensions (Metric)</u> | <u>Room Features</u> |
|----------------------------|---------------|------------------------|----------------------------|----------------------|
| Kitchen/Living Room | Main | 23' 6" X 19' 8" | 7.16 X 5.99 | |
| Bedroom Primary | Second | 15' 6" X 10' 5" | 4.72 X 3.17 | |
| Bathroom | Second | 13' 2" X 7' 4" | 4.01 X 2.24 | 4-Piece |

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