

# 199 ALMAGUIN Drive, Sprucedale, Ontario P0A 1Y0

Client Full  
**Active / Residential**

**199 ALMAGUIN Dr Sprucedale**

Listing ID: 40595649  
Price: **\$949,000**



## Parry Sound/McMurrich/Monteith/Sprucedale Backsplit/House

Water Body: **Doe Lake**  
Type of Water: **Lake**

	Beds	Baths	Kitch
Lower		1	
Main			1
Second	2	1	

Beds (AG+BG): **2 (2 + 0)**  
Baths (F+H): **2 (2 + 0)**  
SF Fin Total: **2,020**  
AG Fin SF Range: **1001 to 1500**  
AG Fin SF: **1,320/Owner**  
BG Fin SF: **700/Owner**  
DOM: **0**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$4,211.80/2024**

### Remarks/Directions

Public Rmks: **Waterfront home on Doe Lake. Year round home with extensive updates in 2013. Southern exposure waterfront, natural Canadian shield shoreline, stairs and landings to the waterfront lead to a deck area and lift dock. Large deck overlooking the lake. Open concept living area with propane fireplace, high ceilings and large kitchen for the chef in your family. Primary bedroom has his and her closets, and walkout to your own private deck. Fully finished basement with walkout, bathroom, laundry and rec room with the 2nd propane fireplace. Generac and central air for your enjoyment. Extra wide hallways lined with closets providing ample storage space. Nicely landscaped yard with ample parking. Close to the boat launch and a park with sand beach up the road. Year round living or cottage retreat.**

Directions: **Highway 518 West to Almaguin Drive to #199**

### Waterfront

Waterfront Type:	<b>Direct Waterfront</b>	Water View:	<b>Direct Water View</b>
Waterfront Features:	<b>Stairs to Waterfront</b>		
Dock Type:	<b>Private Docking</b>	Boat House:	
Shoreline:	<b>Clean, Deep</b>	Frontage:	<b>190.00</b>
Shore Rd Allow:	<b>Owned</b>	Exposure:	<b>South</b>
Channel Name:		Island Y/N:	<b>No</b>

### Exterior

Exterior Feat:	<b>Balcony, Deck(s), Landscaped, Year Round Living</b>		Roof:	<b>Asphalt Shingle</b>	
Construct. Material:	<b>Wood</b>	Foundation:	<b>Wood</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:	<b>2012</b>			Apx Age:	<b>31-50 Years</b>
Year/Desc/Source:	<b>1987/Owner/Owner</b>		Rd Acc Fee:		
Property Access:	<b>Municipal Road, Year Round Road</b>		Winterized:	<b>Fully Winterized</b>	
Other Structures:	<b>Shed</b>		Garage Spaces:		
Garage & Parking:	<b>Private Drive Double Wide//Gravel Driveway</b>				
Parking Spaces:	<b>6</b>	Driveway Spaces:	<b>6.0</b>		
Services:	<b>Cell Service, Electricity, High Speed Internet, Telephone</b>		Sewer:	<b>Septic</b>	
Water Source:	<b>Drilled Well</b>		Water Tmnt:	<b>Water System</b>	
Lot Size Area/Units:	<b>/</b>	Acres Range:	<b>0.50-1.99</b>		
Lot Front (Ft):	<b>190.00</b>	Lot Depth (Ft):			
Location:	<b>Rural</b>		Land Lse Fee:		
Area Influences:	<b>Lake/Pond</b>		Retire Com:		
View:	<b>Lake</b>		Fronting On:	<b>South</b>	
Topography:	<b>Hillside</b>		Exposure:	<b>South</b>	
Restrictions:	<b>Easement</b>				

### Interior

Interior Feat:	<b>Ceiling Fans, Generator-Full, Propane Tank, Sewage Pump, Water Heater Owned</b>		
Security Feat:	<b>Carbon Monoxide Detector(s), Smoke Detector(s)</b>		
Access Feat:	<b>Hallway Widths 42" or More, Level Entrance, Lever Door Handles</b>		
Basement:	<b>Full Basement</b>	Basement Fin:	<b>Fully Finished</b>
Basement Feat:	<b>Walk-Out</b>		
Laundry Feat:	<b>In Basement</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Fireplace-Propane, Forced Air-Propane</b>		
Fireplace:	<b>2/Propane</b>		
Under Contract:	<b>Propane Tank</b>	FP Stove Op:	
Lease to Own:	<b>None</b>	Contract Cost/Mo:	
Inclusions:	<b>Carbon Monoxide Detector, Dishwasher, Dryer, Freezer, Gas Stove, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings</b>		
Add Inclusions:	<b>Generac, 2nd Fridge in Basement</b>		
Exclusions:	<b>none</b>		
Electric Age:	<b>1991</b>	Plumbing Age:	<b>2013</b>
Furnace Age:	<b>1989</b>	Tank Age:	<b>n/a</b>
		Furnished:	
		UFFI:	

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PCL 17916 SEC SS; LT 1 PL M375; MCMURRICH-MONTEITH, PARRY SOUND**  
 Zoning: **Waterfront Residential**  
 Assess Val/Year: **\$440,000/2024**  
 PIN: **521680090**  
 ROLL: **491201000302511**  
 Possession/Date: **Flexible/**

Local Improvements Fee:  
 Survey: **Boundary Only/**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **5%**

**Brokerage Information**

List Date: **05/28/2024**  
 List Brokerage: [\*\*Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville - Centre Str\*\*](#)  


---  
 Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Nancy Carr, Salesperson  
 Date Prepared: 05/28/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
 POWERED by [itsorealestate.ca](http://itsorealestate.ca). All rights reserved.

**Listing ID: 40595649**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Porch</b>	<b>Main</b>	<b>9' 1" X 7' 4"</b>	<b>2.77 X 2.24</b>	<b>Inside Entry, Sliding doors, Tile Floors</b>
<b>Kitchen</b>	<b>Main</b>	<b>18' 0" X 14' 3"</b>	<b>5.49 X 4.34</b>	<b>Double sink, Hardwood floor, Open Concept, Pantry</b>
<b>Dining Room</b>	<b>Main</b>	<b>14' 3" X 8' 8"</b>	<b>4.34 X 2.64</b>	<b>Hardwood floor, Open Concept, Walkout to Balcony/Deck</b>
<b>Living Room</b>	<b>Main</b>	<b>15' 2" X 14' 3"</b>	<b>4.62 X 4.34</b>	<b>Fireplace, Hardwood floor, Open Concept, Vaulted Ceiling, Walkout to Balcony/Deck</b>
<b>Bedroom Primary</b>	<b>Second</b>	<b>15' 2" X 13' 10"</b>	<b>4.62 X 4.22</b>	<b>Hardwood floor, Walkout to Balcony/Deck</b>
<b>Bathroom</b>	<b>Second</b>	<b>9' 6" X 9' 2"</b>	<b>2.90 X 2.79</b>	<b>4-Piece, Heated Floor, Jetted Bathtub</b>
<b>Bedroom</b>	<b>Second</b>	<b>15' 2" X 9' 3"</b>	<b>4.62 X 2.82</b>	<b>Hardwood floor</b>
<b>Bathroom</b>	<b>Lower</b>	<b>6' 10" X 5' 10"</b>	<b>2.08 X 1.78</b>	<b>3-Piece, Heated Floor</b>
<b>Recreation Room</b>	<b>Lower</b>	<b>15' 10" X 12' 2"</b>	<b>4.83 X 3.71</b>	<b>Fireplace, Laminate, Walkout to Balcony/Deck</b>
<b>Laundry</b>	<b>Lower</b>	<b>6' 10" X 5' 10"</b>	<b>2.08 X 1.78</b>	<b>Laminate</b>
<b>Utility Room</b>	<b>Lower</b>	<b>6' 10" X 0' 0"</b>	<b>2.08 X 0.00</b>	

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.