

5178 ASPDIN Road, Rosseau, Ontario P0C 1J0

Client Full
Active / Residential

5178 ASPDIN Rd Rosseau

Listing ID: **40570626**

Price: **\$499,000**



Muskoka/Muskoka Lakes/Cardwell

Log/House



Water Body: **Rosseau River**

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: **103**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,059.90/2023**

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

Exterior

Exterior Feat: **Balcony, Fishing, Year Round Living** Roof: **Metal**
 Construct. Material: **Log** Prop Attached: **Detached**
 Shingles Replaced: **1986** Foundation: **Slab** Apx Age: **31-50 Years**
 Year/Desc/Source: **1986/Completed / New/Owner** Rd Acc Fee:
 Property Access: **Municipal Road, Year Round Road** Winterized: **Fully Winterized**
 Other Structures: **Shed**
 Garage & Parking: **Private Drive Double Wide//Gravel Driveway** Garage Spaces:
 Parking Spaces: **20** Driveway Spaces: **20.0** Sewer: **Septic**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**
 Water Source: **Drilled Well** Water Tmnt: **None** Acres Rent:
 Lot Size Area/Units: **19.400/Acres** Acres Range: **10-24.99** Lot Shape: **Rectangular**
 Lot Front (Ft): Lot Depth (Ft):
 Location: **Rural** Lot Irregularities:
 Area Influences: **River/Stream**
 View: **River, Trees/Woods** Retire Com:
 Topography: **Rolling** Fronting On: **North**
 Restrictions: **Environmentally Protected** 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** FP Stove Op: **Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Dryer, Hot Water Tank Owned, Refrigerator, Stove, Washer**
 Electric Age: **1986** Plumbing Age: **1986** Furnished:
 Furnace Age: **2007** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 20 CON 5 CARDWELL PT 1&2 35R16540; MUSKOKA LAKES, DISTRICT OF MUSKOKA**
 Zoning: **RU2-S and EP1** Survey: **Boundary Only/ 1996**
 Assess Val/Year: **\$171,000/2023** Hold Over Days:
 PIN: **481310422** Occupant Type: **Owner**
 ROLL: **445301000407501**
 Possession/Date: **Flexible/** 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: 07/24/2024

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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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