

105 DEER LAKE Road, Emsdale, Ontario P0A 1J0

Client Full
Active / Residential

105 DEER LAKE Rd Emsdale

MLS® #: 40048091
 Price: **\$399,900**



**Parry Sound/Perry/Emsdale
 Bungalow Raised/House**

	Beds	Baths	Kitch
Main	4	2	2

Beds: **4 (4 + 0)**
 Baths: **2 (2 + 0)**
 SF Total: **1,420/LBO provided**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,420.00/LBO provided**
 Blw Grade SF: **/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$957/2020**

Remarks/Directions

Public Rmks: **Tenanted Duplex great for investment or live in one unit and rent the other to help pay for utility and building expenses. Located only 2 minutes from Hwy#11 giving an easy commute to Huntsville or Burk's Falls. Set on over 2.5 acres with plenty of room to play or possibly build a garage/workshop. Tenants are happy to stay on for a new investment owner. Two 2 bedroom units, each with full partially finished basement, and one has a walk out. Fully rented. New roof in 2011 and new septic in 2008. Plenty of parking and good sized yard.**

Directions: **HWY 11 TO HWY 518 EXIT TO DEER LAKE ROAD #105**

Common Elements

Exterior

Exterior Feat:	Deck(s), Porch, Year Round Living	Roof:	Asphalt Shingle
Construct. Material:	Vinyl Siding	Prop Attached:	Detached
Shingles Replaced:	2011	Apx Age:	31-50 Years
Year/Desc/Source:	1989/Completed / New/Other	Rd Acc Fee:	
Property Access:	Municipal Road, Year Round Road		
Other Structures:	None		
Pool Features:	None		
Parking Features:	Circular Driveway, Gravel Driveway	Carport Sp:	
Parking Spaces:		Sewer:	Septic
Garage Sp/Desc:			
Services:	Cell Service, Electricity, High Speed Internet, Telephone		
Water Source:	Drilled Well	Acres Rent:	
Lot Size Area/Units:	2.68/Acres	Lot Shape:	Rectangular
Lot Front (Ft):	456.00	Land Lse Fee:	
Location:	Rural	Retire Com:	
Area Influences:	Highway Access, Schools	Fronting On:	South
View:	Trees/Woods		
Topography:	Level		
Restrictions:	None		

Interior

Interior Feat:	Separate Heating Controls, Separate Hydro Meters, Sump Pump	Contract Cost/Mo:	
Basement:	Full Basement, Partially Finished, Walk-Out		
Laundry Feat:	In Basement		
Cooling:	None		
Heating:	Baseboard, Electric		
Under Contract:	Hot Water Heater		
Inclusions:	Other	Furnished:	
Add Inclusions:	1 Fridge, 2 Stoves, 1 Washer, 1 Dryer, 1 Owner Hot Water Tank and 1 Rented Hot Water Tank		
Electric Age:	1989		
	Plumbing Age: 1989		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 15 CON 12 PERRY PT 1 42R13506; PERRY, DISTRICT OF PARRY SOUND	Survey:	Boundary Only/ 1994
Zoning:	RR	Hold Over Days:	
Assess Val/Year:	\$158,000/2020	Occupant Type:	Tenant
PIN:	521650349	Deposit:	
ROLL:	491400000331130		
Possession/Date:	Flexible/		

List Date: **11/30/2020**
 List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63](#)
 Source Board:  **The Lakelands**

Prepared By: NANCY CARR, Salesperson
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Date Prepared: 12/01/2020

Information deemed reliable but not guaranteed. CoreLogic Matrix

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Kitchen	Main	8 x 7.07	2.44 m x 2.13 m	
Living Room	Main	18.1 x 11	5.49 m x 3.35 m	Walkout to Balcony/Deck
Bedroom	Main	10.03 x 9.08	3.05 m x 2.74 m	
Bedroom	Main	10.11 x 9.04	3.05 m x 2.74 m	
Bathroom	Main	9.04 x 5	2.74 m x 1.52 m	4-Piece
Kitchen	Main	8 x 7.07	2.44 m x 2.13 m	
Living Room	Main	18.1 x 11	5.49 m x 3.35 m	
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Bathroom	Main	9.04 x 5	2.74 m x 1.52 m	4-Piece
Storage	Basement	24 x 18.1	7.32 m x 5.49 m	
Recreation Room	Basement	24 x 18.1	7.32 m x 5.49 m	