

1244 CARLSMOUNT Road, Bracebridge, Ontario P1L 1X1

Client Full
Active / Land

1244 CARLSMOUNT Rd Bracebridge

MLS® #: 40178228
Price: **\$450,000**



Muskoka/Bracebridge/Draper Residential

Water Body: **Muskoka River**
Type of Water: **River**
Tax Amt/Yr: **\$723/2021**
Zoning: **SR1**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Lot Size Acres: **6.35**
Acres Range: **5-9.99**
Frontage: **225.00**
Lot Dimensions: **225 x 1,237**
Lot Irregularities:
Lot Shape:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$723/2021**

Remarks/Directions

Public Rmks: **Private 6.35 acre waterfront lot on the Muskoka River. A beautiful southern exposure with 225' of shoreline in a large bay. Enjoy the level waterfront area with the hard packed sand that's certain to be a family favorite. Lots of room to play, swim, canoe, kayak, paddle board, boat, sun on the dock or enjoy a bon fire. Wonderful place to build your dream home with loads of privacy, located on a year round road, laneway in and large clearing close to the river. Enjoy the two bunkies (21'4 x 10'4 winterized and 23' x 10'1 seasonal), large (23'8 x 15'11) gazebo and outhouse while you build. Trails throughout the fairly level acreage and a large path leading down to the waterfront area, level area at the waterfront level.**

Directions: **HWY 118 EAST TO HAWN ROAD TO MATTHIASVILLE ROAD TO CARLSMOUNT ROAD**
Cross St: **Matthiasville**

Waterfront

Features: **Riverfront**
Dock Type: **Private Docking**
Shoreline: **Natural, Sandy**
Shore Rd Allow: **None**
Island Y/N: **No**
Frontage: **224.83**
Exposure: **South**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other	0	0	0	No
Bunkhouse	1	0	0	No
Bunkhouse	1	0	0	Yes

Exterior

Property Access: **Municipal Road, Year Round Road**
Area Influences: **Ample Parking, River/Stream, Trails**
View: **River, Trees/Woods**
Topography: **Rolling**
Restrictions: **None**
Fronting: **South**

Comments

Inclusions: **DOCK, BUNKIES, GAZEBO AND OUTHOUSE**
Exclusions: **NONE**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro, Cell Service, Garbage/Sanitary Collection, Recycling Pickup**
Soil Test/Date:
Parcels: **3**
Acres Clear:
Lot Front (Ft): **225.00**
Acres Waste:
Lot Depth (Ft): **1,237.00**
Acres Workable:
Sewer: **Outhouse**
Water Treatment:
Location: **Rural**
Soil Type: **Mixed**
Environmental Audit/Phase:
Lot Size: **6.350 Acres**

Property Information

Legal Desc: **PT LT 21 CON 7 DRAPER PT 5 & 8 35R6237; AND 3521707 PART 1; BRACEBRIDGE, DISTRICT OF MUSKOKA**
Zoning: **SR1**
Assess Val/Year: **\$74,000/2021**
PIN: **480540510**
ROLL: **441805000710004**
Possession/Date: **Flexible/**
Survey: **Boundary Only/ 1979**
Hold Over Days:
Occupant Type:
Deposit: **1000+**

Brokerage Information

List Date: **10/19/2021**
List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M**

Source Board: **The Lakelands**

Prepared By: NANCY CARR, Salesperson

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