

Cross Property Client Full

1015 BIRCHCROFT ROAD

Lake Of Bays, ON P0A 1H0

District of Muskoka/ Lake of Bays/ Franklin

Residential/ Single Family/ For Sale Price: \$149,900.00

Active



MLS#: **224731**
 List Date: **07-Oct-2019** Bedrooms (AG/BG): **2 (2/ 0)**
 Bathrooms (F/H): **1 (1/ 0)**

Type: **Detached Bungalow**
 Style: **Bungalow**
 Sqft Above Grade: **667** Sqft Below Grade: **0**
 Sq Ft Finished: **667** Sq Ft. Unfinished:
 Sq Ft Source: **Other**
 New Construction: **No** # Rooms: **6**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **East** Year Built/Desc: **/ Unknown**
 Lot Front: **20.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/ 0.35**
 Access: **Private Road, Year Round**
 Driveway Spaces/Type: **2/ Outside/Surface/Open, Private Double Wide/ Gravel**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: This cozy 2-bedroom, 1 washroom nicely furnished cabin is a great year round location for anyone looking for the Muskoka experience. Dock your boat at one of the nearby marinas to enjoy boating on beautiful Lake of Bays, or come up and enjoy weekends throughout winter with the many snowmobile trails that are close by. Invite guests to stay in the Bunkie and enjoy the summer nights by the firepit. Located close to Dwight and Huntsville this would make a great Airbnb retreat or with little effort you could turn this into your full time residence.

Directions: HWY 35 to Port Cunnington Road to Birchcroft Road #1015

Interior Features

Interior Features: **Smoke Detector, Water Heater Owned**
 Basement: **None/ None/** Fireplace: **Wood Stove**
 Heat Primary/Sec: **Baseboard/ Fireplace-Wood**
 HVAC: **None** Foundation: **Piers**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **Other**
 Services: **Electricity**
 Topography: **Flat, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt, Shingles** Yr Roof Surface Replaced:
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
 Site Influences: **Golf, Marina, Schools, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions

Inclusions: **Microwave, Refrigerator, Stove All Furniture, BBQ, Lawn Mower, Garden Tools**

Exclusions: **Personal Items**

Tax Information

Roll#: **442701001408000** Local Improve Fee/Comments /
 Pin#: **480650724** Zoning: **RES** Taxes/Year: **\$699/ 2019**
 Assessment \$/Year: **\$107,036/2019** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 20 CON 7 FRANKLIN AS IN DM337248 EXCEPT THE EASEMENT THEREIN S/T DM337248; LAKE OF BAYS**

Rooms

| Room | Level | Dimensions | Features |
|-------------------------|-------|-------------|----------|
| Bathroom | M | 8'x8' | 4-Piece |
| Bedroom | M | 7'5"x6'5" | |
| Bedroom | M | 14'5"x7'5" | |
| Kitchen | M | 11'5"x10'5" | |
| Living Room/Dining Room | M | 21'x12' | |
| Foyer | M | 6'5"x4'5" | |

COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE -M93

Client Full Report

Date Printed: 10/08/2019

Prepared By: PHIL KONOBY, Salesperson

www.konobyrealestate.com

COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE -M93

All data is subject to Errors, Omissions or Revisions and is not warranted. 10/08/2019 02:32:22 PM