

# 1008 MUSKOKA BOB RD Road Unit ##4, Lake Of Bays, Ontario P0A 1H0

Listing

Client Full

**1008 MUSKOKA BOB RD Rd ##4 Lake Of Bays**

MLS® #: 40160304

**Active / Residential**

Price: **\$750,000**



## Muskoka/Lake of Bays/Ridout Bungalow/House



Water Body: **Ril Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 ( 3 + 0 )**  
 Baths: **1 ( 1 + 0 )**  
 SF Total: **976/LBO provided**  
 SF Range: **501 to 1000**  
 Abv Grade Fin SF: **976.00/LBO provided**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,491/2021**

### Remarks/Directions

Public Rmks: **Charming 3-season cottage on the delightful shores of Ril Lake with 169' of frontage, detached garage and half an acre to enjoy. Spend endless summer days on the dock lounging in the sun or swimming from your private beach area with a gentle, sandy entrance to the lake. If you prefer to step out of the elements, the screened Muskoka room offers great protection from direct sun and is the perfect setting for outdoor meals overlooking Ril Lake. The 976sqft classic Muskoka cottage provides an open floor plan with high ceilings, wood accents, soaring stone fireplace and an abundance of character. 3 bedrooms and a 3pc bathroom are perfectly positioned for families and a bunkie just steps from the main cottage is perfect for additional sleeping space or storage. A large detached garage is convenient for seasonal lawn equipment, water toys or winter storage of your boat and a nearby public launch is ideal for getting onto the lake. Located just a short drive to the quaint village of Baysville, this cozy cottage is a perfect place to spend your summers.**

Directions: **Highway #117 > Echo Lake Rd > Right onto North Ril Lake Rd > Muskoka Bob Rd to #4 (Sign on property)**

### Common Elements

#### Waterfront

Features: **Beach Front, Water Access**  
 Dock Type: **Private Docking**  
 Shoreline:  
 Shore Rd Allow: **Owned**  
 Channel Name:  
 Boat House:  
 Frontage: **169.00**  
 Exposure: **North, West**  
 Island Y/N: **No**

#### Exterior

Exterior Feat: **Deck(s), Fishing**  
 Construct. Material: **Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **//**  
 Foundation: **Piers**  
 Property Access: **Municipal Road, Seasonal Road**  
 Garage & Parking: **Detached Garage, Private Drive Single Wide,**  
 Parking Spaces: **4**  
 Driveway Spaces: **3.0**  
 Parking Assigned:  
 Services: **Electricity**  
 Water Source: **Dug Well**  
 Water Tmnt:  
 Lot Size Area/Units: **0.541/Acres**  
 Acres Range: **0.50-1.99**  
 Lot Front (Ft): **169.00**  
 Lot Depth (Ft):  
 Location: **Rural**  
 Lot Irregularities:  
 Area Influences: **Lake/Pond, Trails**  
 View: **Lake, Trees/Woods, Water**  
 Topography: **Wooded/Treed**  
 Roof: **Metal**  
 Prop Attached: **Detached**  
 Apx Age: **Unknown**  
 Rd Acc Fee:  
 Garage Spaces: **1.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape: **Irregular**  
 Land Lse Fee:  
 Retire Com:  
 Fronting On:

#### Interior

Interior Feat: **Water Heater Owned**  
 Basement: **None**  
 Basement Fin:  
 Cooling: **None**  
 Heating: **Wood**  
 Fireplace: **/Wood**  
 Inclusions: **Refrigerator, Stove, Other**  
 Exclusions: **Chattels list available**  
 FP Stove Op:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **SEE SCHEDULE 'C'**  
 Zoning: **WR**  
 Assess Val/Year: **\$381,000/2021**  
 PIN: **480590072**  
 ROLL: **442703000505800**  
 Possession/Date: **Flexible/**  
 Local Improvements Fee:  
 Survey: **Available/ 1951**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **5%+**

### Brokerage Information

List Date: **09/09/2021**  
 List Brokerage: **HARVEY KALLES REAL ESTATE LTD., BROKERAGE, HUNTSVILLE - M240**  
 Source Board: **The Lakelands**

**Prepared By: JOHN ABEN, Broker**

**Date Prepared: 09/09/2021**

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**\*Information deemed reliable but not guaranteed.\*** CoreLogic Matrix