



OLIVER REPRICH
 BRACEBRIDGE REALTY - BRACEBRIDGE - M308
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 Your trusted REALTOR® in the Heart of Muskoka

N/A CARLSMOUNT Road, Bracebridge, Ontario P1L 1X1

Listing

Client Full
Active / Land

[N/A CARLSMOUNT Rd Bracebridge](#)

MLS® #: 40094151
 Price: \$350,000



Muskoka/Bracebridge/Draper Residential



Water Body: **Muskoka River**
 Type of Water: **River**
 Tax Amt/Yr: **\$716/2020**
 Zoning: **SR1**
 Devel Chrg Pd: **No**
 Official Plan:
 Site Plan Apprv:

Trans Type: **Sale**
 Lot Size Acres: **3.40**
 Acres Range: **2-4.99**
 Frontage: **249.00**
 Lot Dimensions: **249 x 702 x 97 x 229 x 491ft**
 Lot Irregularities:
 Lot Shape: **Irregular**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$716/2020**

Remarks/Directions

Public Rmks: **15 minutes from Bracebridge, it looks like a lake, but is a river above the dam wall, nearly 3.5 acres and 250 feet of water frontage, all this on a municipally maintained year-round road, with hydro at the lot line. Perfect for either a 4 season cottage or a year-round home. South facing lot, so enjoy the sun all day from your dock, and view both sunrises and sundowners.**

Directions: **Turn onto Hawn Rd off the 118, Continue onto River Rd, Turn right onto Carlsmount Rd then to sign on property (left)**

Waterfront

Features: **River Access**
 Dock Type: **None**
 Shoreline: **Hard Bottom, Natural, Sandy**
 Shore Rd Allow: **Not Owned**
 Island Y/N: **No**

Frontage: **264.00**
 Exposure: **South**

Exterior

Property Access: **Municipal Road, Year Round Road**
 Area Influences: **River/Stream**
 View: **River**
 Topography: **Hilly, Sloping, Wooded/Treed**

Fronting: **South**

Land Information

Utilities:
 Well Testing:
 Services: **At Lot Line-Hydro**
 # Parcels: **2**
 Acres Clear: Acres Waste:
 Lot Front (Ft): **249.00** Lot Depth (Ft): **600.00**

Sewer: **None**
 Location: **Rural**

Environmental Audit/Phase:
 Lot Size: **3.40 Acres**

Property Information

Legal Desc: **PT LT 21 CON 8 DRAPER PT 3 & 6 35R6237; S/T DEBTS IN DM197975; BRACEBRIDGE; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Zoning: **SR1**
 Assess Val/Year: **\$74,000/2016**
 PIN: **480540508**
 ROLL: **441805000710002**
 Possession/Date: **Immediate/**

Survey: **None/ 1979**
 Hold Over Days: **30**
 Occupant Type:
 Deposit:

List Date: **04/08/2021**
 List Brokerage: [BRACEBRIDGE REALTY - BRACEBRIDGE - M308](#)
 Source Board: **The Lakelands**

Prepared By: OLIVER REPRICH, Broker of Record

Date Prepared: 04/09/2021

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Information deemed reliable but not guaranteed. CoreLogic Matrix



Year Round Municipally Maintained Road





Map

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