

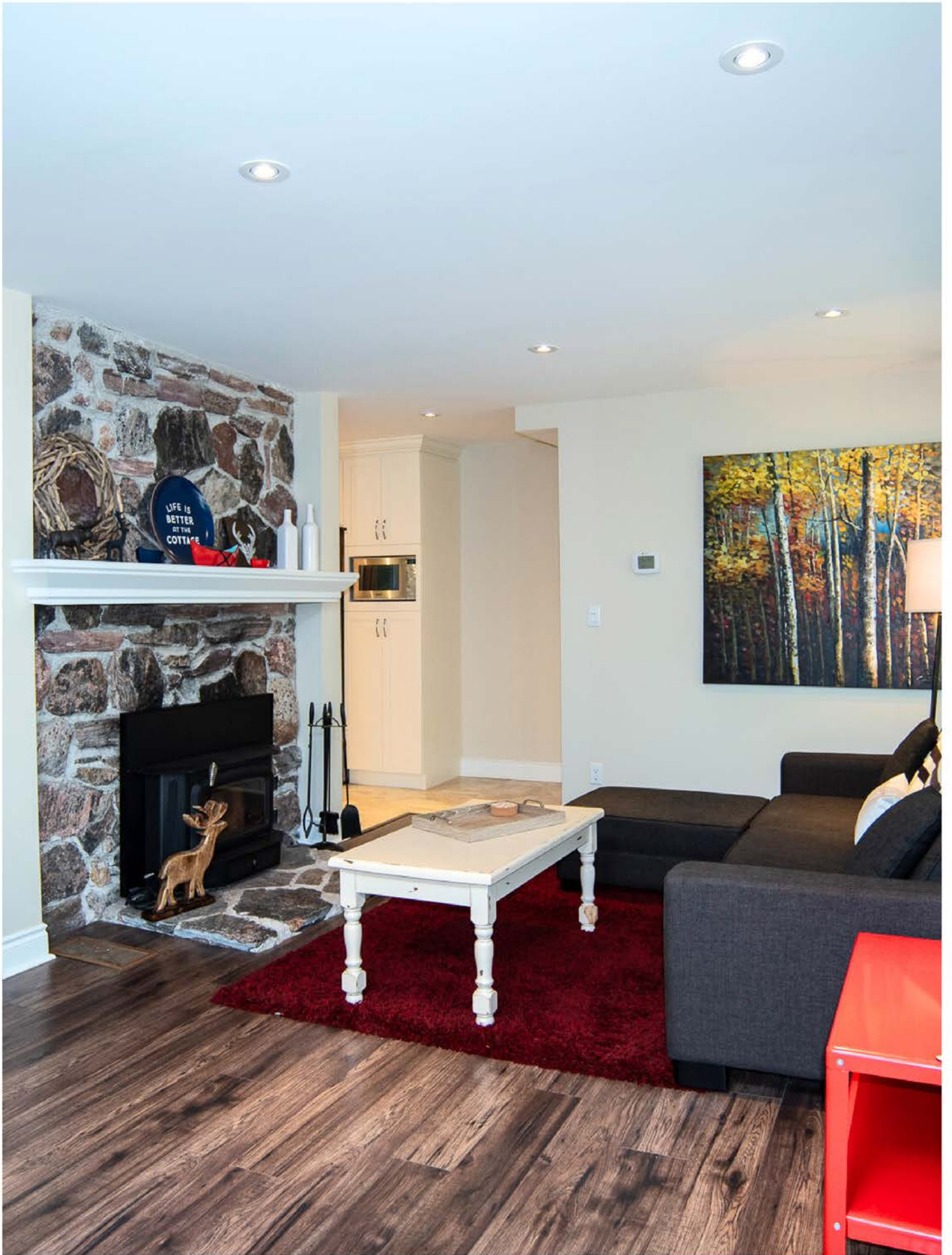
1150 CLEARWATER SHORES BLVD



Rachel Levy
Salesperson
rachel@rachellevyhomes.com
O: 416.483.4337 | C: 416.522.9899

Ashley Wojcik
Salesperson
ashley@rachellevyhomes.com
O: 416.483.4337 | C: 647.239.1320





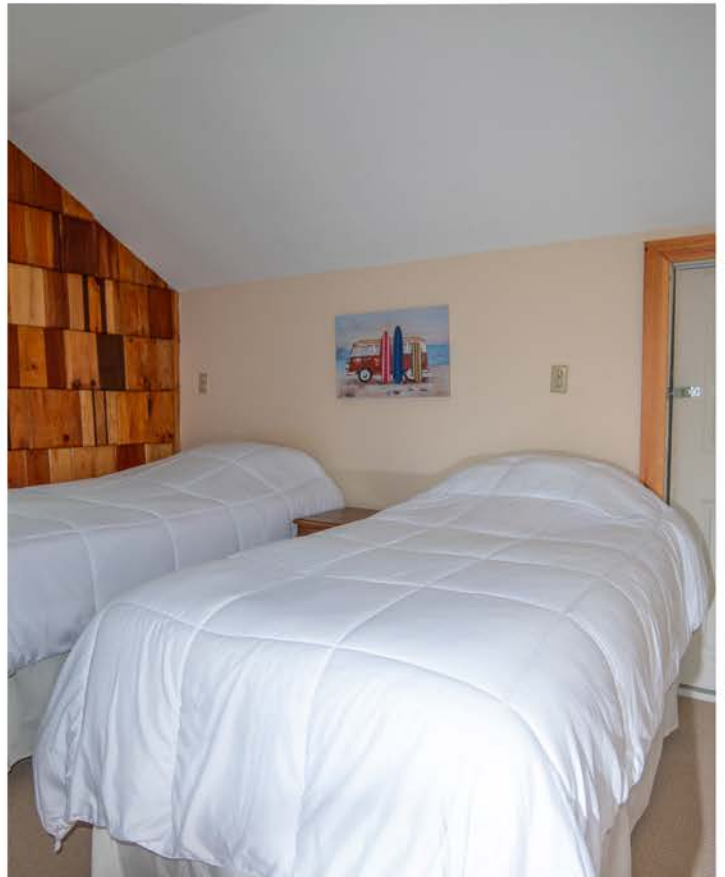


Enjoy cottage living in Muskoka this summer at 1150 Clearwater Shores Blvd! This 4 season, 3 bedroom cottage checks all the boxes. Enter through the long private professionally landscaped driveway with granite rock walkway, carport & garden shed. The 300 ft deep lot offers tons of room for parking & privacy.

Main floor with 4pc bathroom has been completely renovated. Chef's kitchen has full size stainless steel appliances including dishwasher, pantry & tons of storage.

Dining room offers ample space to entertain. Living room with stone fireplace & walk-out to full deck with glass panels. Primary bedroom suite with hardwood floors overlooks the lake has a 2pc ensuite & laundry.





Second floor tucks away 2 more sizable bedrooms & extra storage area.

Walk down to the 105 ft of lake frontage to your brand new dock. Enjoy swimming, fishing or boating in Henshaw's crystal clean water.

5 mins to Port Carling's centre with great shopping, restaurants & amenities.

Less than 2 hours from Toronto.





UPGRADES

- Fully renovated main floor (9 years)
- Added 1/2 bath (9 years)
- New hot water tank (2022)
- New furnace (2018)
- New landscaping and hardscaping (2017)
- New dock (2023)
- Bell Fibe High Speed Internet

INCLUSIONS

- S/S Fridge, S/S Dishwasher, Oven, Microwave, Washer & Dryer
- All Furniture
- All Dishes & Kitchen Items
- 2 x Kayaks & Canoe
- Paddle Boat (as-is)
- Water Filtration System
- Patio Furniture
- BBQ(2022)
- Outdoor FirePit

EXCLUSIONS

- Living room chairs



PROPERTY DETAILS

TAXES

\$2,293.40 (2022)

LOT SIZE:

105.13 x 307.66

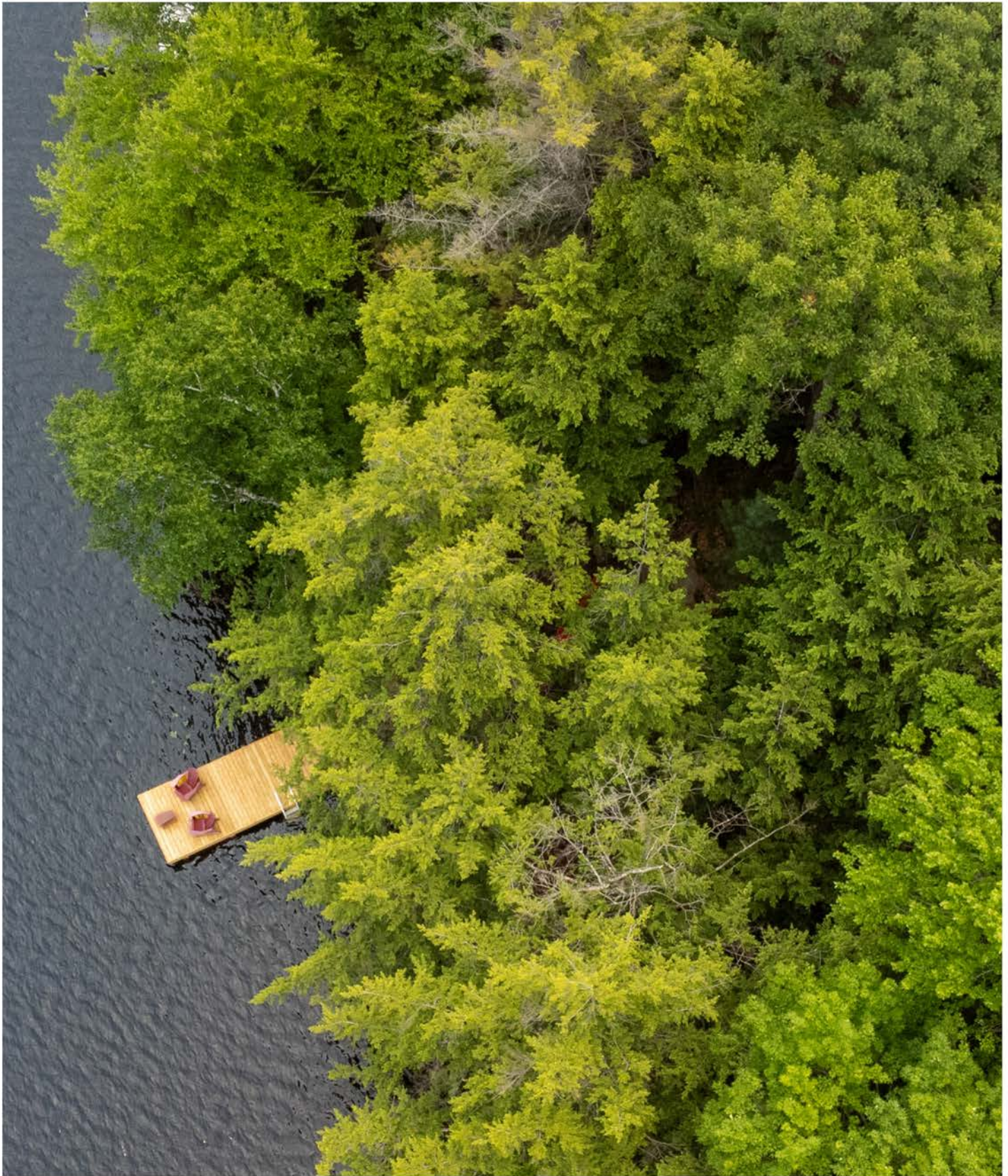
PARKING

Carport with Private Driveway

POSSESSION

30-60 Days





Rachel Levy
Salesperson
rachel@rachellevyhomes.com
O: 416.483.4337 | C: 416.522.9899

Ashley Wojcik
Salesperson
ashley@rachellevyhomes.com
O: 416.483.4337 | C: 647.239.1320



Slavens & Associates Real Estate Inc., Brokerage respects the contracts of its competitors. Prospective buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources, which we believe are reliable, but for which we assume no responsibility.