



396 DEER LAKE Road, Emsdale, Ontario P0A 1J0

Client Full
Active / Residential

396 DEER LAKE Rd Emsdale

MLS®#: **40470091**
 Price: **\$949,900**



Parry Sound/Perry/Emsdale
2 Storey/House

Water Body: **Magnetawan**
 Type of Water: **River**

	Beds	Baths	Kitch
Lower		1	1
Main		1	1
Second	2	1	

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **2,268**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,592/Other**
 BG Fin SF: **676/Other**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,945.47/2023**

Remarks/Directions

Public Rmks: **Discover your dream oasis nestled on 5+ acres along the picturesque Magnetawan River. This expansive and modern country home boasts an open concept design that invites natural light to dance through its spacious rooms. As you step into the heart of the home, you'll be captivated by the seamless flow from the living area to the fully-equipped kitchen, perfect for entertaining or simply enjoying the serene surroundings. The primary room, a sanctuary within itself, boasts generous space and is accompanied by a huge walk-in closet, providing ample room for your personal haven. Geo-thermal heating underscores the home's commitment to modern efficiency and eco-consciousness. Indulge in the tranquility of your very own private pond, a serene retreat that complements the beauty of the 227ft of riverfront. The property's mature trees offer a sense of seclusion, while still being conveniently located close to town, striking the ideal balance between privacy and accessibility. Take advantage of the separately accessed lower level suite complete with a full kitchen and laundry facilities. This addition ensures both comfort and independence for extended family or guests, providing a harmonious living arrangement, or could be used for a home office separate from the rest of the household. Embark on a journey where modern living meets the tranquility of nature. This large, contemporary country home on the Magnetawan River is more than just a property; it's an opportunity to embrace a lifestyle that encompasses comfort, elegance, and the great outdoors. Experience the perfect blend of spaciousness, privacy, and convenience – make this remarkable estate yours today.**

Directions: **Hwy 11 North to exit 248. Right on Deer Lake Rd. to SOP.**

Common Elements

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Riverfront, Other**
 Dock Type: **Private Docking** Boat House:
 Shoreline: Frontage: **227.08**
 Shore Rd Allow: **None** Exposure: **South**
 Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Privacy, Private Pond, Year Round Living** Roof: **Asphalt Shingle**
 Construct. Material: **Vinyl Siding** Foundation: **Concrete Block** Prop Attached: **Detached**
 Shingles Replaced: Year/Desc/Source: **1991//Owner** Apx Age: **31-50 Years**
 Property Access: **Municipal Road** Rd Acc Fee:
 Other Structures: **Shed** Winterized: **Fully Winterized**
 Garage & Parking: **Attached Garage//Private Drive Single Wide** Garage Spaces: **2.0**
 Parking Spaces: **22** Driveway Spaces: **20.0**
 Services: **Cell Service, High Speed Internet Avail**
 Water Source: **Dug Well** Water Tmnt: **Sediment Filter, UV System** Sewer: **Septic**
 Lot Size Area/Units: **5.380/Acres** Acres Range: **5-9.99** Acres Rent:
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Ample Parking, Quiet Area, School Bus Route** Retire Com:
 View: **River, Trees/Woods** Fronting On: **South**
 Topography: **Flat, Hillside**

Interior

Interior Feat: **Ceiling Fans** Basement Fin: **Fully Finished**
 Basement: **Full Basement**
 Basement Feat: **Walk-Out**

Laundry Feat: **Multiple Locations**
Cooling: **Central Air**
Heating: **Geothermal**
Inclusions: **Dishwasher, Dryer, Gas Stove, Refrigerator, Smoke Detector, Washer**
Add Inclusions: **Appliances in both upstairs and downstairs units.**
Exclusions: **All that is not included.**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT. LT. 19 CON 13 PERRY PT 1 42R11421 EXCEPT PT.1. 429R18814 TOWNSHIP OF PERRY.	Survey: Available/ 2009
Zoning: SR	Hold Over Days: 60
Assess Val/Year: \$227,000/2016	Occupant Type: Owner
PIN: 521640233	
ROLL: 491400000339005	
Possession/Date: Flexible/	Deposit: 5%

Brokerage Information

List Date: **08/23/2023**
List Brokerage: [Re/Max Professionals North, Brokerage, Huntsville](#) 

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Jennifer Parker, Broker
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