

# 210 MACBETH ISLAND Island, Bracebridge, Ontario P0G 1G0

Listing

Client Full

[210 MACBETH ISLAND II Bracebridge](#)

MLS®#: 40444552

**Active / Residential**Price: **\$599,000**

## Muskoka/Bracebridge/Oakley

1.5 Storey/House

Water Body: **Wood Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2		

Alt MLS®#: **X6074192**  
 Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **0 (0 + 0)**  
 SF Fin Total: **1,344**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,344/Other**  
 DOM/CDOM: **0/26**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,193.13/2022**

### Remarks/Directions

Public Rmks: **Welcome to Macbeth Island on the beautiful waters of Wood Lake . This water access only property is situated on almost half an acre of well treed and private lot with rock out croppings, deep clean waterfront and south views. Just 2 hours from the GTA and 20mins from Bracebridge for all the larger town amenities, makes this location your perfect summer get away. Wood Lake provides for amazing family fun, fishing and great boating. This cottage built in 2006 boasts two bedrooms, open concept living space, baseboard heaters for chilly evenings and a newly built (2020) bunkhouse! New floating aluminum dock was installed in 2019 for easy access and boat mooring. This cottage has rustic charm with wood accents making it feel like a true summer lake house. Get away from the city this summer and enjoy peaceful island life in Muskoka. Visit realtors website for more details.**

Directions: **From Bracebridge follow Hwy 118 east to Conway Cresnet (left / north) left on Fox Point Road follow to Public Boat Launch**

### Common Elements

#### Waterfront

Features: **Island, Water Access**  
 Dock Type: **Private Docking**  
 Shoreline: **Clean, Deep, Hard Bottom**  
 Shore Rd Allow: **None**  
 Channel Name:

Boat House:  
 Frontage: **112.87**  
 Exposure: **South**  
 Island Y/N: **Yes**

#### Exterior

Construct. Material: **Vinyl Siding**  
 Shingles Replaced:  
 Year/Desc/Source: **2006/Completed / New/Other**  
 Property Access: **By Water Only**  
 Other Structures: **Shed**  
 Garage & Parking: **None**  
 Parking Spaces:  
 Services: **Cell Service, Electricity, High Speed Internet, Internet Other**  
 Water Source: **Lake/River**  
 Lot Size Area/Units: **0.463/Acres**  
 Lot Front (Ft): **113.00**  
 Location: **Rural**  
 Area Influences: **Beach, Campground, Downtown, Highway Access, Hospital, Lake Access, Marina**  
 View: **Lake**  
 Topography: **Dry, Sloping, Terraced**  
 Restrictions:

Foundation: **Piers**  
 Driveway Spaces: **0.0**  
 Water Tmnt: **Sediment Filter, UV System**  
 Acres Range: **< 0.5**  
 Lot Depth (Ft): **0.00**  
 Lot Irregularities:

Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **16-30 Years**  
 Rd Acc Fee:  
 Winterized:  
 Garage Spaces:  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Retire Com:  
 Fronting On:  
 Exposure: **South**

#### Interior

Interior Feat: **Ceiling Fans, Hot Tub, Water Treatment**  
 Basement: **None**  
 Cooling: **None**  
 Heating: **Baseboard**  
 Under Contract: **None**  
 Inclusions: **Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **All kitchen plates / cutlery / pots and pans, Furniture unless noted in exclusions, Aluminum Fishing boat with a 9.9HP motor (seller does not warranty that the motor is working)**  
 Exclusions: **Bayliner boat, dining table and chairs, Kayaks and Paddleboard**

Basement Fin:  
 Contract Cost/Mo:

### Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **PCL 30158 SEC MUSKOKA; PT LT 55 PL M172 OAKLEY; PCL 29547 SEC MUSKOKA; PT LT 54 PL M172 OAKLEY, PTS 1 & 2 35R25542, T/W & S/T RIGHTS (IF ANY) IN LT23823 AMENDED BY LT31346 TOWN OF BRACEBRIDGE**

Zoning: **SR2**

Assess Val/Year: **\$318,000/2022**

PIN: **480560955**

ROLL: **441806000305600**

Possession/Date: **Flexible/**

Survey: **Available/**

Hold Over Days:

Occupant Type: **Owner**

Deposit: **5% + HST**

Brokerage Information

List Date: **06/26/2023**

List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**

Source Board: Kawartha Lakes Real Estate Association  
 Prepared By: KIM ELRICK, Salesperson  
 Date Prepared: 06/26/2023

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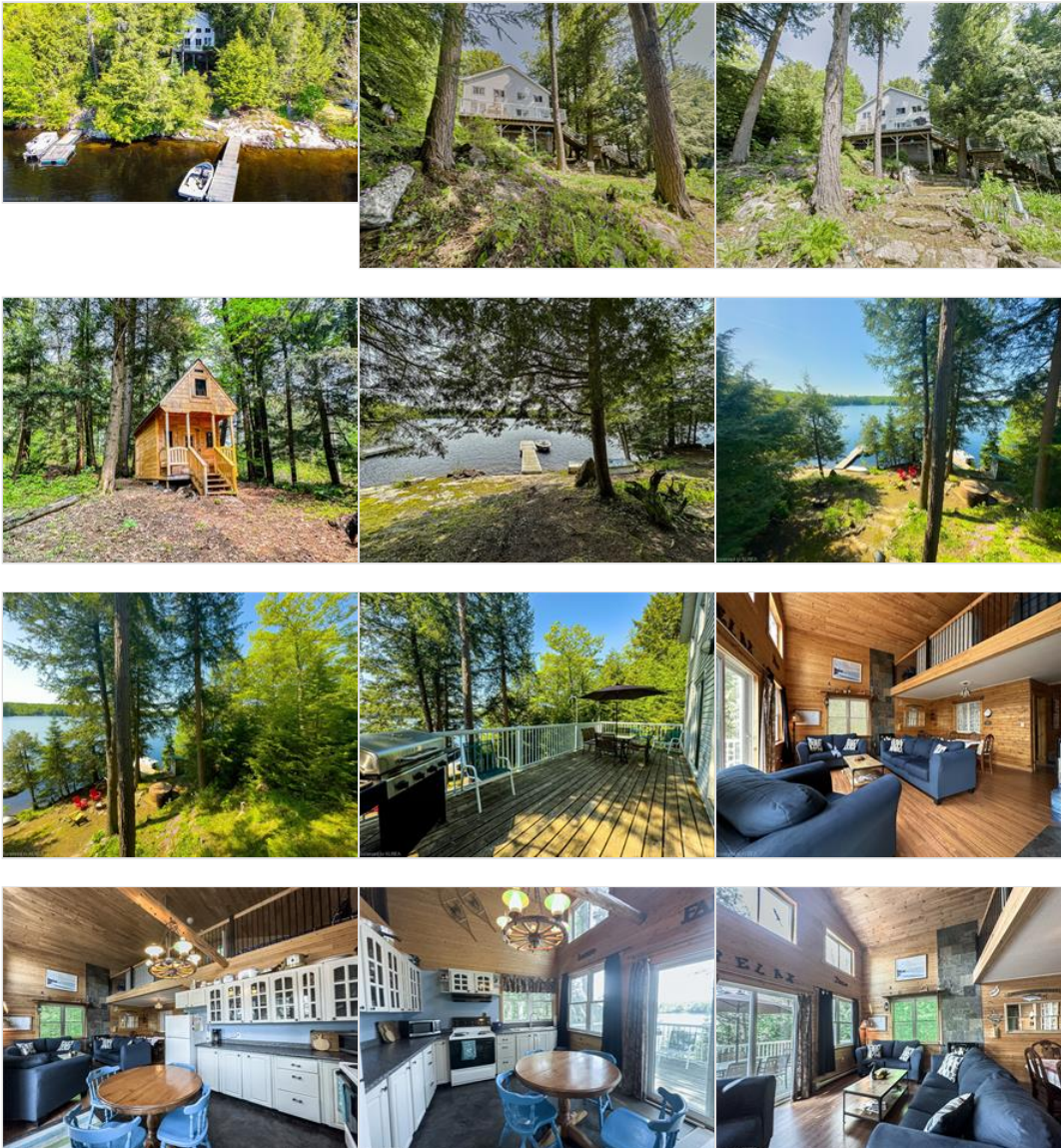
Rooms

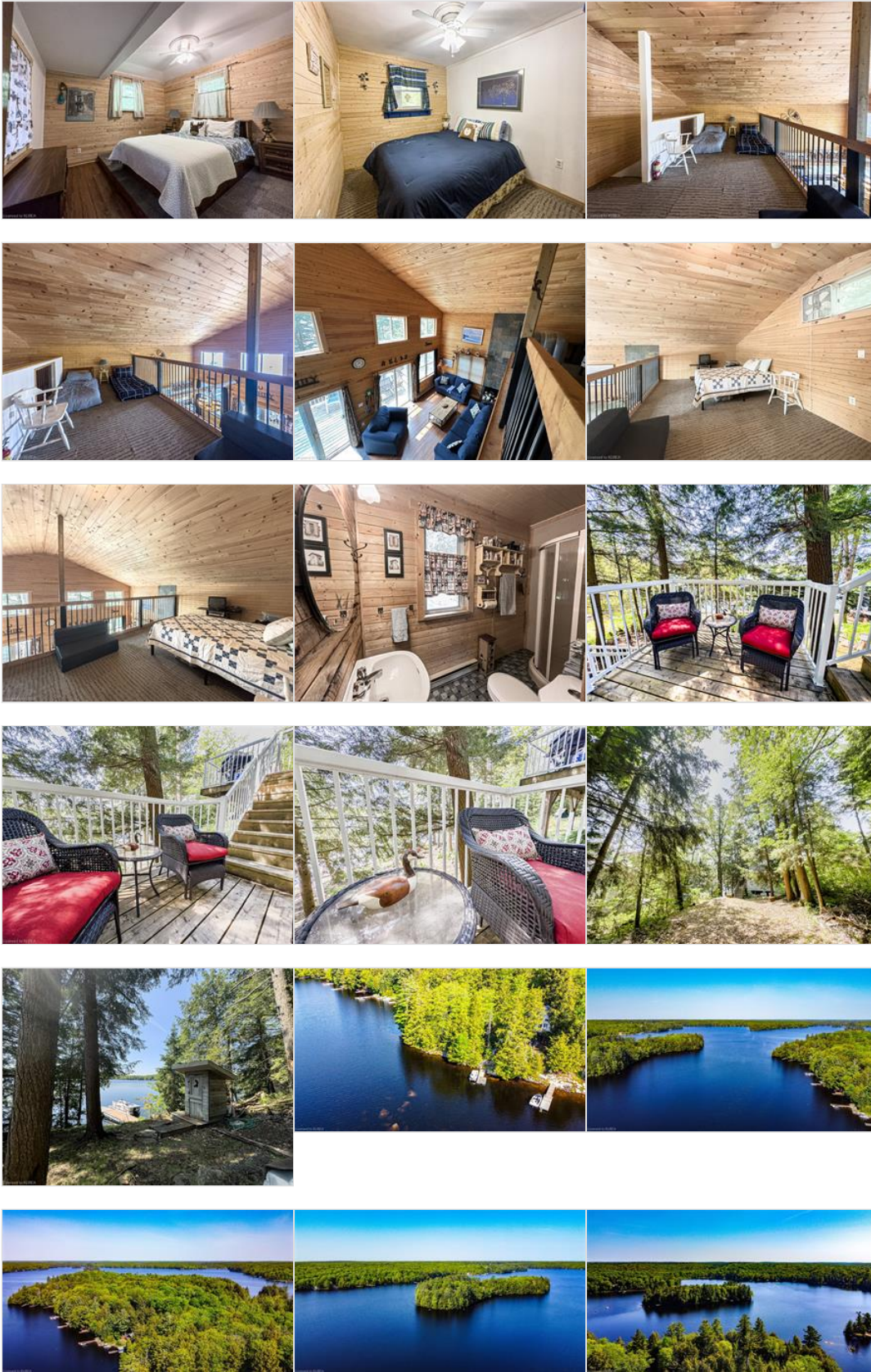
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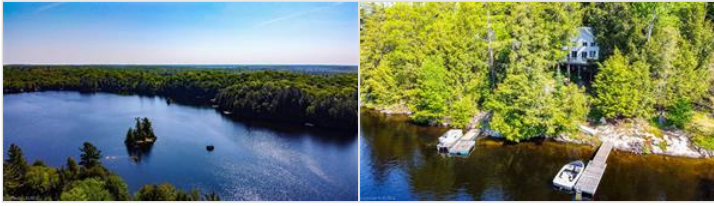
Room	Level	Dimensions	Dimensions (Metric)	Room Features
Gym	Main	11' 10" X 12' 10"	3.61 X 3.91	
Living Room	Main	10' 0" X 12' 10"	3.05 X 3.91	
Dining Room	Main	11' 9" X 7' 0"	3.58 X 2.13	
Bedroom Primary	Main	12' 0" X 11' 5"	3.66 X 3.48	
Bedroom	Main	10' 8" X 8' 4"	3.25 X 2.54	

Photos

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