



JANINE M. SCOTT
 Real Estate Broker
 RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE - M219
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Cross Property Client Full

2827 60 HIGHWAY E

Dwight, ON P0A 1H0

District of Muskoka/Lake of Bays/Franklin

Residential/Single Family/For Sale

Active

Price: \$849,900



Muskoka Haliburton Orillia - The Lakelands Association

GREAT LOCATION FOR HOME OR BIZ ~ 2 LOG HOMES - Potential Lease

MLS@#: Exclusive
 List Date:
 Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **2 (2/0)**
 Type: **Detached**
 Style: **1.5 Storey**
 Sqft Above Grade: **4,426**
 Sq Ft Finished: **1,946**
 Sq Ft Source: **Public Records**
 Sqft Below Grade:
 Sq Ft. Unfinished:
 New Construction:
 Title/Ownership: **Freehold**
 # Rooms: **12**
 Recreational: **Yes**
 Year Built/Desc: **1870/Completed, Historic**
 Fronting On: **North**
 Lot Front: **237.00**
 Lot Depth: **320.00**
 Road Access Fee:
 Lot Size/Acres: **1-2.99 Acres/1.20**
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **/Other**
 Driveway Spaces/Type: **/Front Yard, Visitor Parking/Gravel**
 Waterfront: **No**
 WF Exposure: **South West**
 Shore Rd Allowance:
 WF Frontage Ft: **0**

Public Remarks: **You'll love this charming, log 1870 Home with another log home beside it. The spectacular beach is a block away. Enjoy the scenic walk along the lake or drop in a canoe or a boat to tour the 2nd largest lake in Muskoka. This 3 bedroom, 2 bathroom home with 1,900+ sq ft of generous space to move about (without losing that quaint, cozy atmosphere when it's time to cuddle up by the fireplace with a good book). The 2nd home is a 2 storey 3000 sq ft and is currently used as a commercial space but could easily converted to a home. Situated in a friendly community with a great school, a myriad of recreation opportunities, close to amenities and just 12 minutes from the bustling town of Huntsville. If you are an entrepreneur or you are looking for a potential rental property, this may be what you are looking for! Existing business has been operating since the 1970's in this location. POSSIBLE VTB MORTGAGE AVAILABLE. Contact list agent for details. Owner is a real estate broker**

Directions: **18 kms east of Huntsville to 2827 in the village of Dwight**

Interior Features

Interior Features: **Built-In Appliances, Carbon Monoxide Detector, Finished Loft, Gas Stove(s), Security System**
 Floorings: **Ceramic, Laminate, Wood**
 Basement: **/Partially Finished/**
 Heat Primary/Sec: **Fireplace-Gas, Propane, Electric/Baseboard, Propane, Wall Furnace**
 HVAC: **Fireplace: Freestanding, Propane**
 Under Contract/Rental Items: **Propane Tank**
 Foundation: **Concrete Block**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Exposure: **South**
 Lot Shape: **Irregular**
 Lot Irregularities: **1.20 ACRE**
 Exterior Finish: **Log**
 Pool:
 Restrictions: **None**
 Services: **Cell Service, Electricity, Internet High-Speed, Street Lights, Telephone**
 Topography: **Partially Cleared, Wooded/Treed**
 Alternative Power:
 Roofing: **Asphalt, Metal**
 Yr Roof Replaced:
 Water/Supply Type: **Well/Drilled Well**
 Sewage: **Septic**
 Exterior Features: **Privacy**
 Other Structures: **Other (see Remarks), Shed**
 Site Influences: **Airport, Beach, Golf, Lake Access, Library, Major Highway, Marina, Park, Playground Nearby, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**
 Schools: **IRWIN MEMORIAL /Secondary-HUNTSVILLE HIGH**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Hot Water Tank Owned, Satellite Dish, Satellite Equipment all appliances in the home, all else is negotiable**
 Exclusions: **In Commercial building - Associated business equipment, fixtures and retail inventory - all is negotiable**

Parking Cost/Mnth \$:
 Furnished:
 Sublease: **No**
 Priv Entrance:

Tax Information

Roll#: **442701000802700**
 Pin#: **480670511**
 Local Improve Fee/Comments **No/**
 Zoning: **406 & C2**
 Taxes/Year: **\$3,410/2017**

Assessment \$/Year: **\$301,000/2016**
Legal Description: **CON 10, PT LOT 11**

Survey/Year: **No**

Survey Type: **None**

Rooms

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Features</u> |
|---------------------|--------------|--------------------|-----------------|
| Living Room | M | 18'5"x14'0" | |
| Dining Room | M | 18'0"x18'0" | |
| Kitchen | M | 12'0"x10'0" | |
| Den | M | 8'0"x7'0" | |
| Bathroom | M | | 3-Piece |
| Muskoka Room | M | 28'0"x8'0" | |
| Sitting Room | 2 | 19'0"x16'0" | |
| Bedroom | 2 | 15'0"x13'5" | |
| Bedroom | 2 | 18'5"x10'0" | |
| Bedroom | 2 | 11'5"x10'5" | |
| Bathroom | 2 | | 3-Piece |
| Laundry Room | 2 | | |

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Client Full Report

Date Printed: 05/14/2018

Prepared By: JANINE M. SCOTT, Broker

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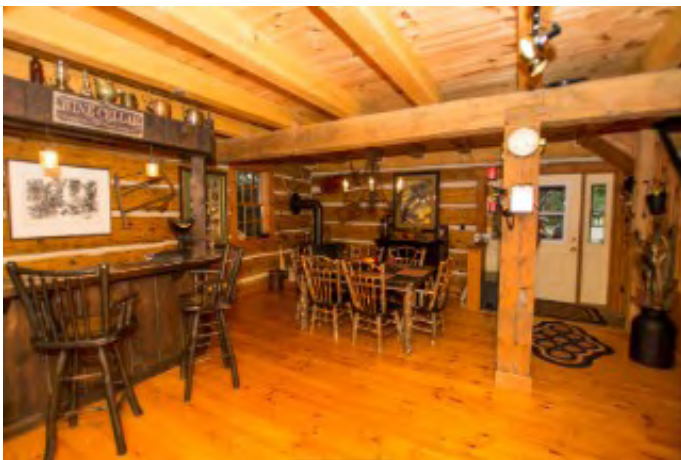
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1870 Log Home



Log buildings from the road



2nd level sitting area



House tucked back in the woods



Side of Home



Side Yard



Bedroom 2



Bedroom 2



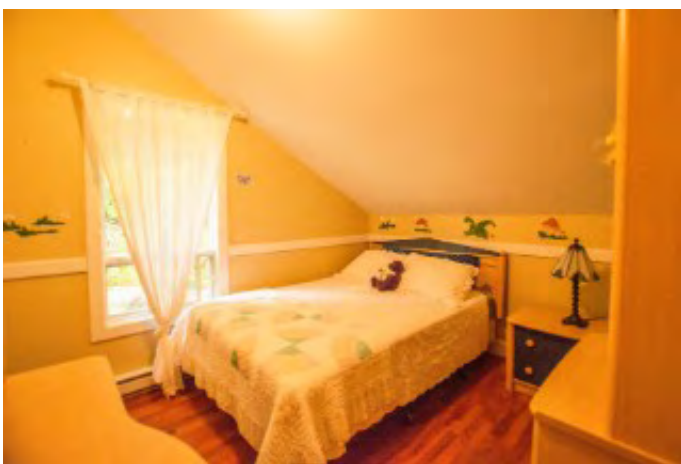
Commercial Building and Home



Bedroom 1



Bedroom 1



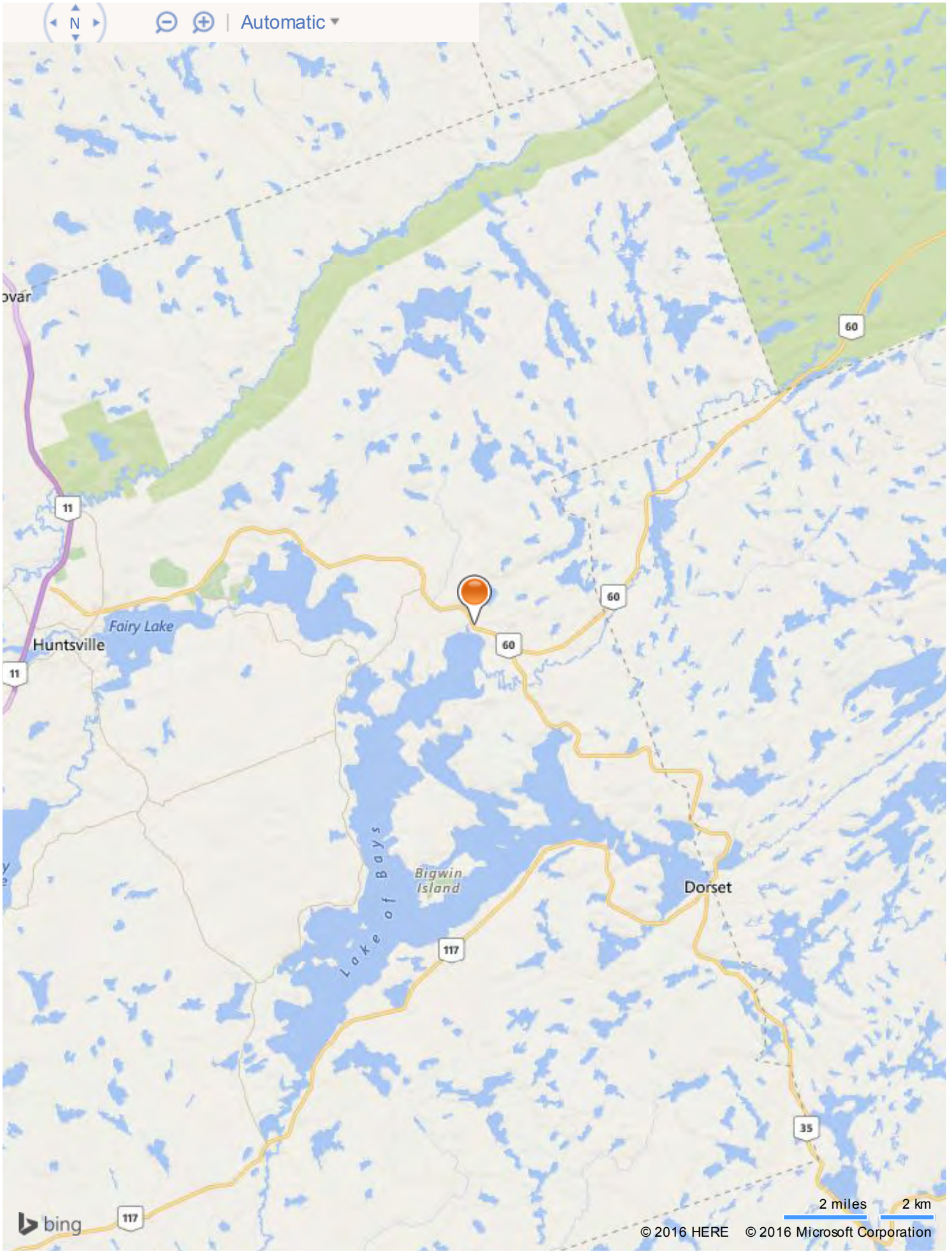
Bedroom 3



House Screened Veranda



Automatic ▾



ovar

60

11

Fairy Lake

Huntsville

11

60

60

Lake of Bays

Bigwin Island

Dorset

117

35

bing

117

2 miles

2 km

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~ A Captivating and Scenic 4 Season Destination ~
Dwight, Ontario ~ Gateway to Algonquin Park ~ Great Beach ~ Friendly People!

Dwight is local to both Muskoka and Haliburton. Located on the doorsteps of world renowned Algonquin Park, nature and the enterprising hub of Huntsville, Ontario. We boast some of the finest waterfront properties and lakes in Ontario. We are a premier destination and cannot wait to share it with you! Come Stay ~ Play ~ Eat ~ Enjoy!

Cottage country's best kept secret! Our area is haven for cottagers, boaters, fishermen, campers, wildlife watchers, Algonquin Park enthusiasts, gorgeous cottage resort accommodations, premier golf, unique shops, restaurants plus great events.

Dwight in the township Lake of Bays, District of Muskoka is situated just east of Huntsville and is 2 hours north of Toronto, 1 hour south of North Bay, and 3.5 hours west of Ottawa.

Economic Development - Lake of Bays is a renowned retreat for tourists and seasonal residents, but a combination of location, lifestyle and opportunity also make it an area with strong business potential. Encouraging new business investment is a local priority and the Township of Lake of Bays strives to create a business-friendly climate that welcomes new entrepreneurs with open arms.

Township administration is available to guide you through the process of starting your business and encourages the development of a creative economy including a variety of commercial enterprises such as home based businesses, small family owned resorts, independently owned restaurants, arts and crafts and cultural enterprises, and other innovative businesses that help create a unique atmosphere in Lake of Bays.

The Township's economy is predominantly associated with tourism and related industries such as construction and real estate; however a strong and vibrant business community is emerging with entrepreneurial talent. Lake of Bays boasts a diversified and thriving business sector, which includes: light manufacturing (water craft – canoes and kayaks, audio products, craft wine and beer), construction and design (timber frame, log and fine cottage construction), services (accounting, home care, hospitality/lodging), retail and trade (garden centres, restaurants, gourmet food), green energy and design (renewable energy project involving solar panels), as well as all things related to tourism.

NOTE: New dock construction at Dwight Beach begins fall 2016. This will draw many cottagers to the village of Dwight by boat. The docking will increase walk about traffic to the core of the businesses in Dwight.

For more info: Township of Lake of Bays <http://www.lakeofbays.on.ca/>

5.3 COMMERCIAL ZONES

Commercial Zones include the following:

- Community General Commercial (C1)
- Community Service Commercial (C2)
- Community Tourist Commercial (C3)
- Community Limited Commercial (C4)
- Rural Commercial (RC)

5.3.1 In a commercial zone, no person shall use any land or erect, alter or use any building or structure except in accordance with the following:

COMPREHENSIVE ZONING BY-LAW 04-181

CONSOLIDATED NOVEMBER 18, 2010

Permitted Uses

| | C1 | C2 | C3 | C4 | RC |
|---|-----------|-----------|-----------|-----------|-----------|
| Art Gallery | ● | ● | ● (a) | | |
| Artisan's Studio | ● | ● | ● (a) | ● | ● |
| Bakery | ● (a) | | | | |
| Bake Shop | ● | ● | | | |
| Boarding House | | ● | | | |
| Boat or Recreational Vehicle Establishment | ● | | | | ● (a) |
| Building Supply Establishment | ● | | | | |
| Club | ● | ● | | | ● (a) |
| Commercial Bed and Breakfast Establishment | | ● | ● | | ● |
| Convenience Store | ● | ● | | ● | ● |
| Craftsman Establishment | ● | | | | |
| Duplicating Establishment | ● | ● | | | |
| Dwelling | ● (a) | ● (a) | | ● (a) | ● |
| Educational Institution | ● | | | | |
| Funeral Home | ● | | | | |
| Financial Establishment | ● | ● | | | |
| Garden Centre | ● | | | | ● |
| Health Care Clinic | ● | ● | | | |
| Institutional Tourist Establishment | | | ● | | |
| Laundry or Dry Cleaning Outlet | ● | ● | | | |
| Marina | | | ● | | |
| Market Place | ● | | | | |
| Motel | ● | | ● | | ● |
| Motor Vehicle Repair Establishment | ● | | | | |
| Motor Vehicle Sales or Rental Establishment | ● | | | | |
| Motor Vehicle Service Station | ● | | | | |
| Movable Food Outlet | ● | ● | | | |
| Office | ● | ● | | | |
| Parking Lot | ● | ● | | | |
| Personal Service Establishment | ● | ● | | ● | |
| Place of Assembly | ● | | | | |
| Place of Entertainment | ● | | | | |
| Retail Store | ● | ● | | | |
| Resort | | | ● | | |
| Restaurant | ● | ● | | | |
| Service or Repair Establishment | ● | | | | |
| Storage Establishment | ● | | | | |
| Tavern | ● | ● | | | |
| Tourist Establishment | ● | | ● | | |
| Tourist Camping Establishment | | | ● (a) | | |
| Veterinary Clinic | ● | | | | |

TOWNSHIP OF LAKE OF BAYS
COMPREHENSIVE ZONING BY-LAW 04-181
 CONSOLIDATED NOVEMBER 18, 2010

DECEMBER 7, 2004

Supplementary Provisions for Permitted Uses

Existing Uses

- a) The use indicated shall only be permitted where such use existed at the date of passage of this by-law.

Zone Provisions

| | C1 | | C2 | | C3 | | C4 | | RC |
|-------------------------------|---|--|---|--|---|--|---|--|------------------------------------|
| Minimum Requirements | Municipal Water & Sewer | Private Services | Municipal Water & Sewer | Private Services | Municipal Water & Sewer | Private Services | Municipal Water & Sewer | Private Services | Private Services |
| Lot Area | 1400 m ² (15070 ft ²) (a) | 0.8 ha (2 a) (b) | 800 m ² (8611 ft ²) (a) | 0.4 ha (1 a) (b) | 2000 m ² (21529 ft ²) (a) | 0.8 ha (2 a) (b) | 800 m ² (8611 ft ²) | 0.8 ha (2 a) | 2 ha (4.9 a) |
| Road Frontage | 30 m (98.4 ft.) (d) | 60 m (196.9 ft.) (d) | 20 m (65.6 ft.) (d) | 45 m (d) | 30 m (98.4 ft.) (d) | 60 m (196.9 ft.) (d) | 20 m (65.6 ft.) (d) | 60 m (196.9 ft.) (d) | 152 m (498.7 ft.) (m) |
| Water Frontage | 30 m (98.4 ft.) (c) | 60 m (196.9 ft.) (c) | 20 m (65.6 ft.) (c) | 45 m (c) | 30 m (98.4 ft.) (c) | 60 m (196.9 ft.) (c) | 20 m (65.6 ft.) (c) | 60 m (196.9 ft.) (c) | N/A |
| Shoreline Yard | 20 m (65.6 ft.) (c)(j)(n) | 20 m (65.6 ft.) (c)(j)(n) | 20 m (65.6 ft.) (c)(j)(n) | 20 m (65.6 ft.) (c)(j)(n) | 20 m (65.6 ft.) (c)(j)(n) | 20 m (65.6 ft.) (c)(j)(n) | 20 m (65.6 ft.) (c)(j)(n) | 20 m (65.6 ft.) (c)(j)(n) | N/A |
| Front Yard (f) | 10 m (32.8 ft.) | 10 m (32.8 ft.) | 10 m (32.8 ft.) (e) | 10 m (32.8 ft.) (e) | 10 m (32.8 ft.) | 10 m (32.8 ft.) | 10 m (32.8 ft.) | 10 m (32.8 ft.) | 10 m (32.8 ft.) (i) |
| Rear Yard (f) | 7.5 m (24.6 ft.) (h)(k) | 10 m (32.8 ft.) (h)(k) | 7.5 m (24.6 ft.) (h)(k) | 10 m (32.8 ft.) (h)(k) | 7.5 m (24.6 ft.) (h)(k) | 10 m (32.8 ft.) (h)(k) | 7.5 m (24.6 ft.) (h)(k) | 10 m (32.8 ft.) (h)(k) | 10 m (32.8 ft.) |
| Side Yard | 3 m (g)(h) | 4.5 m (g)(h) | 3 m (g)(h) | 4.5 m (g)(h)(l) | 3 m (g)(h)(l) | 4.5 m (g)(h) | 3 m (g)(h) | 4.5 m (g)(h) | 4.5 m (g)(h) |
| Exterior Side Yard (f) | 7.5 m (24.6 ft.) | 10 m (32.8 ft.) | 7.5 m (24.6 ft.) | 10 m (32.8 ft.) | 7.5 m (24.6 ft.) | 10 m (32.8 ft.) | 7.5 m (24.6 ft.) | 10 m (32.8 ft.) | 10 m (32.8 ft.) |
| Maximum Requirements | | | | | | | | | |
| Height | 8.5 m (27.9 ft.) | 8.5 m (27.9 ft.) | 8.5 m (27.9 ft.) | 8.5 m (27.9 ft.) | 8.5 m (27.9 ft.) | 8.5 m (27.9 ft.) | 8.5 m (27.9 ft.) | 8.5 m (27.9 ft.) | 8.5 m (27.9 ft.) |
| Lot Coverage | 35% | 15% | 50% | 20% | 35% | 15% | 35% | 15% | 10% |

Supplementary Zone Provisions

Housekeeping/Accommodation Units

- a) A maximum of one accommodation or housekeeping unit may be permitted in a tourist establishment for every 250 square metres (2691.1 sq. ft.) of lot area.
- b) A maximum of one accommodation or housekeeping unit may be permitted in a tourist establishment for every 675 square metres (7265.9 sq. ft.) of lot area.

Shoreline Lots

- c) The minimum requirements for water frontage and shoreline yard apply only where a lot abuts the ordinary water's edge or a shore road allowance.

Frontage on Provincial or Muskoka Roads

- d) Where road frontage abuts a Provincial Highway or Class A Muskoka Road, the minimum required road frontage is 150 metres (492.1 ft.), or where road frontage abuts a Class B Muskoka Road, the minimum required road frontage is 135 metres (442.9 ft.).

Established Building Line

- e) A building or structure may be erected or altered to conform to a setback at the established building line.

Provincial Highways and Muskoka Roads

- f) An additional 4.5 metre (14.8 ft.) setback is required from a Muskoka Road and an additional 9 metre (29.5 ft.) setback is required from a provincial highway.

Increased Side Yard

- g) Where a side lot line abuts any residential zone, the minimum side yard requirement is 9 metres (29.5 ft.).

Buffers

- h) A minimum buffer of one-half of the required side or rear yard setback shall be provided along a side or rear lot line of a commercial zone where it abuts a residential zone.
- i) A buffer of at least 6 metres (19.7 ft.) in depth, along 75% of the road frontage is required.
- j) A Shoreline Buffer of at least 15 metres (50 ft.) in depth along 50% of the shoreline is required.

Accessory Outdoor Storage

- k) Accessory outdoor storage is not permitted except in the rear yard where it is not located adjacent to the shoreline yard.

Abutting Commercial Uses

- l) Where two commercial uses abut each other, the minimum side yard is "0".

Road Frontage

- m) Frontage on a year-round maintained public road is required.

Sensitive Fish Habitat

- n) Where a lot abuts an EP1 zone, the setback from the EP1 is 30 metres (98.4 ft.).