



Features

2827 HIGHWAY 60, DWIGHT

List Price: \$899,999



OVERVIEW

Explore the possibilities of this unique and totally charming property with 2 - rare 1870 LOG buildings. Nestled amongst towering pines and great privacy from neighbours. Steps to Dwight Beach on Lake of Bays, boat launch and amenities. 12 mins. approx. from Huntsville or Algonquin Park. Great potential to operate business(es) or to live in one and operate a business in the other. Potential for B&B, Guest house - think airbnb.ca, artist studio / gallery, tour operator, retail venture plus so much more. Wonderful area to semi retire or live and work! Note: measurements for home - 1946 sq ft with 226 sq ft screened veranda, 2nd building - 2476 sq ft, full basement with 374 sq ft veranda - operating as a retail store. 2 storage out-buildings. Existing business has been operating since the 1970's in this location. Business & assets may

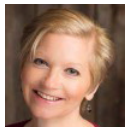
DETAILS

District: **LB / FRANK**
Bedrooms: **3**
Bathrooms: **2 **
Lot Size: **1.20 ACRE**

Age: **1870**
Type: **Single Family**
Heating: **Electric, Fireplace - Gas, Propane**
Taxes: **3183 (2016)**
SQ.FT. above: **1,946**

For more information, please contact:
RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HUNTSVILLE -
M219, INDEPENDENTLY OWNED AND OPERATED
(705)788-1444

JANINE SCOTT
Broker
(705)788-4930
janine@janinescott.com





Exposure: **South West**

Price: \$899,999	MLS® #:
Status: Active	
Address: 2827 HIGHWAY 60	
City: DWIGHT, POA 1H0	
Side of Road: North	
Elem Schl: IRWIN MEMORIAL	
Sec. School: HUNTSVILLE HIGH	
Lot Dimension/Acreage: 1.20 ACRE	Major Area: MH
Zoning Source: Municipality	District: LB
SQ.FT. above: 1,946	Sub-Dist: FRANK
Total SqFt Finished: 1,946	Zoning: 406 & C2
Shore Road Allowance (SRA):	
Road Access: Yes	
Possession: TBD	

Public Info.

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Directions

18 kms east of Huntsville to 2827 in the village of Dwight

Type: Single Family	Heating/Mechanical: Electric, Fireplace - Gas, Propane	Exterior: Log
Style: 1.5 Storey	Garage Type: Other	Driveway: Gravel, Private
Title to Land: Freehold	Water: Drilled	Foundation: Block, Concrete
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Basement: Crawl
Land Features: Cleared - Part, Wooded/Treed	Utilities/Services: Cell Service, Electricity, Internet-high speed, Street Lights, Telephone	Interior Features: Built-in Appliances, Jet Bath
Access: Year Round Municipal Road	Rental Equipm.: Propane Tank	Ext. Features: Privacy
Accessory Buildings: None	Lease-To-Own Equip: None	Roof: Asphalt Shingle
		Flooring: Ceramic Tile, Laminate, Wood

Easements/Restrictions: **None**

Inclusions

Dishwasher, Dryer, Microwave, Refrigerator, Satellite Dish, Storage Shed, Stove, Washer ; all appliances in the home, all else is negotiable

Exclusions

In Commercial building - Associated business equipment, fixtures and retail inventory - all is negotiable

Bedrooms: 3	Sign: No	Garage: No
Bathrooms: 2 \	SPIS: No	Waterfront: No
Rental Income: POTENTIAL	Road Type: Survey: No	
Yr.Built: 1870	CSA/ABS#: 7057884930 Serial #: 7057884930	
Construction Status: Exists		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18.5X14	2ND FLOOR	SITTING ROOM	19X16
MAIN FLOOR	DINING ROOM	18X18	2ND FLOOR	BEDROOM	15X13.5
MAIN FLOOR	KITCHEN	12X10	2ND FLOOR	BEDROOM	18.5X10
MAIN FLOOR	DEN/OFFICE	8X7	2ND FLOOR	BEDROOM	11.5X10.5
MAIN FLOOR	BATH (# pieces 1-6)	3 PCE	2ND FLOOR	BATH (# pieces 1-6)	3 PCE
MAIN FLOOR	MUSKOKA ROOM	28X8	2ND FLOOR	LAUNDRY	

Full Assessed Value: **\$271000**

Phased Assessment: **271000 (2016)**

Taxes: **\$3183 (2016)**

Improvement / Capital Chgs:

Listing Office: **Re/Max North Country Realty Inc., Brokerage,** :
Huntsville - M219



Compliments of: **JANINE SCOTT, Broker: 705-788-4930**

E-mail: janine@janinescott.com

Website: <http://www.janinescott.com>

Company Name: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE,**
HUNTSVILLE - M219, INDEPENDENTLY OWNED AND
OPERATED: 705-788-1444



Website: <http://www.remax-muskoka.com>

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.



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



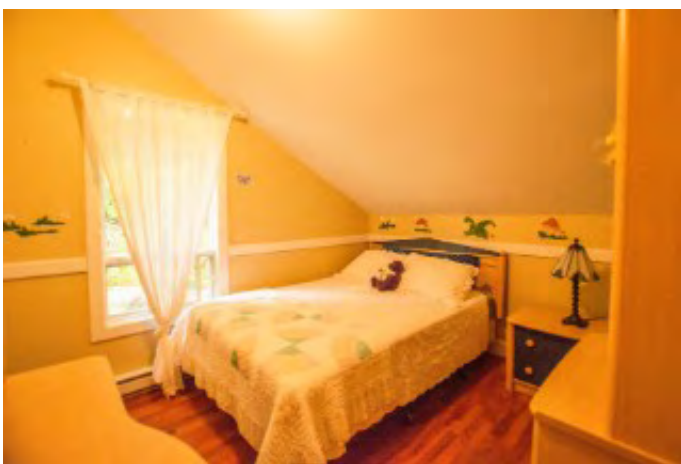
Commercial Building and Home



Bedroom 1



Bedroom 1



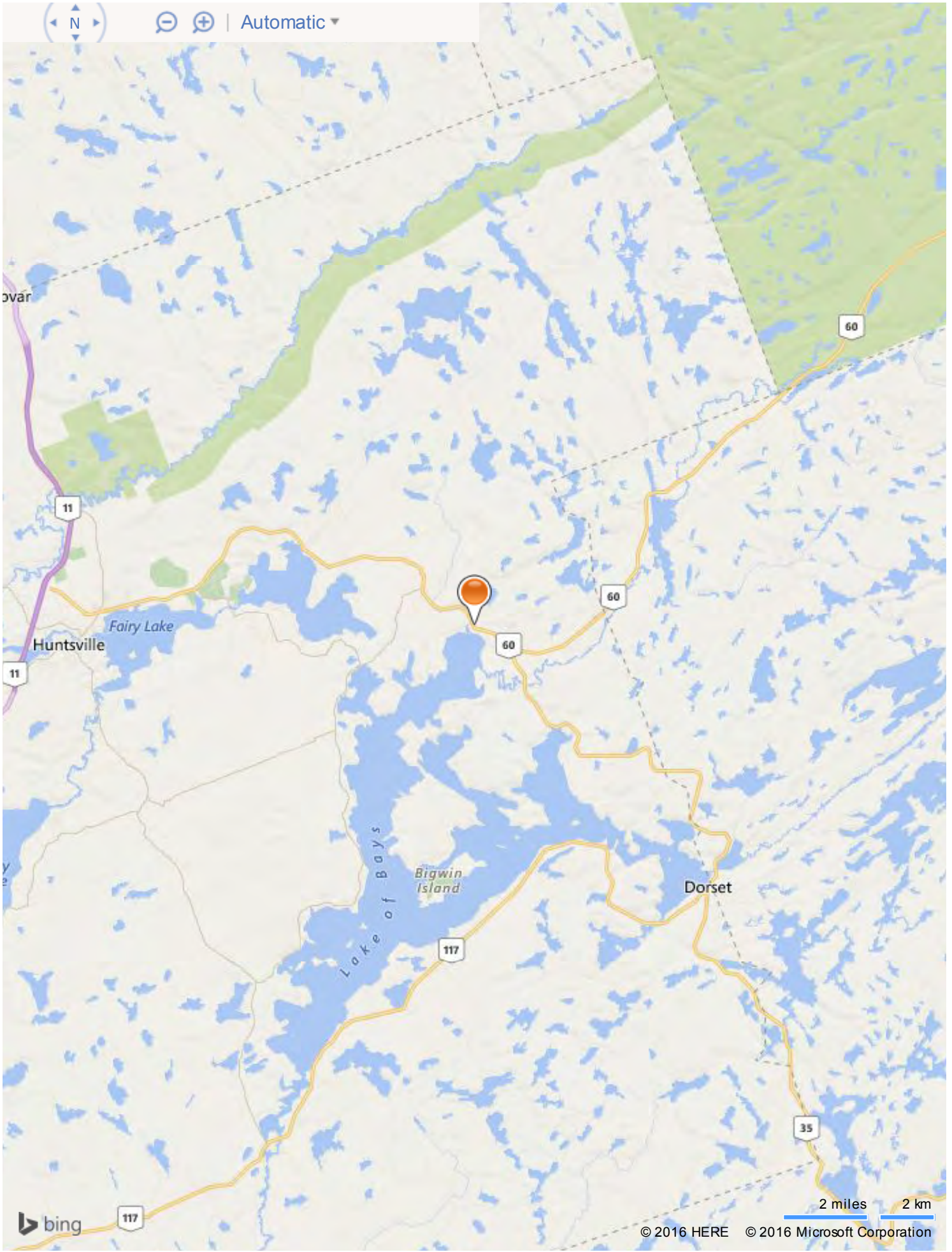
Bedroom 3



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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