



MUSKOKA LAKE

Water Frontage: **208.00** Exposure: **North East**

Price: \$2,650,000	MLS® #: 481570006
Status:	PIN #: 481570006
	Roll #: 445304002104904
Legal Descr.: PCL 4-1 SEC 35M577; LOT 4 PLAN 35M577; MEDORA, TOWNSHIP OF MUSKOKA LAKES	
Address: 1021 TRILLIUM RD	
City: PORT CARLING, P0B 1J0	
Lot Dimension/Acreage: 208` X IRREGULAR/2.1 4 ACRES	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 1,975	Sub-Dist: MEDO R
Total SqFt Finished: 3,400	Zoning: WR5
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. N
	Permitted:
List.Date:	Possession: TBA

REALTOR® Remarks Don't hesitate to invite all your family & friends who help make time at the cottage so memorable! With a total of 7 bedrooms & 5 baths amongst 2 buildings, everyone can enjoy being together & then relax in their own comfortable space at the end of the day. Gorgeous main cottage with many recent upgrades offers 3,400 sq. ft. of exquisitely renovated living space, 5 bedrooms & 4 baths. Additional 2 bedrooms & full bath in coach house atop the brand new garage. Cottage & coach house are stylishly finished in modern colour palette. Abundant outdoor entertaining spaces, perfect for large family gatherings, capitalize on breathtaking lake views & include a 480 sq. ft. cottage deck & wonderful 3-season Muskoka room. New 3-slip boathouse offers a 670 sq. ft. sun pad above & a shaded lakeside lounge area below, plus a spacious dock. Exclusive Port Carling address with 2 private acres & over 200 ft. frontage boasting truly amazing views. Note: Measurements and sq. ft. are approximate.

Type: Cottage/Recreational	Heating/Mechanical: Baseboard, Electric, Wired-in generator	Exterior: Wood
Style: 2.5 Storey	Garage Type: Detached, Double, Heated	Driveway: Gravel, Private
Title to Land: Freehold	Water: Heated Line, Pond/Lake/River	Foundation: Block, Concrete
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Basement: Full, Walkout, Fully Finished
Land Features: Partial Landscaped, View, Wooded/Treed	Utilities/Services: Cell Service, Electricity, Garbage Pickup, Internet-high speed, Telephone	Interior Features: Alarm, Central Vac, Ensuite, Fireplace(s), Main Floor Laundry, Main Floor Master
Access: Year Round Municipal Road	Rental Equipm.: Propane Tank	Ext. Features: Privacy, Balcony/Deck/Patio
Waterfront Features: Boathouse, Boat Slip, Dock	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Deep, Natural, Shallow		Flooring: Carpet, Ceramic Tile, Wood
Accessory Buildings: Bunkie, Triple Boathouse		

Easements/Restrictions:

Inclusions Central Vacuum, Water Purifier, Window Coverings ; Electrolux stackable washer/dryer, LG refrigerator/freezer, Miele built-in coffee maker, Miele dishwasher, Dacor range/oven, Panasonic TV, GE Profile refrigerator/freezer, Sony TV, Silhouette beverage fridge, Samsung TV
Exclusions Mounted fish on fireplace in dining room. Note: Reverse osmosis unit on kitchen sink is not functioning.

Bedrooms: 4+1	Sign: No	Garage: Yes
Bathrooms: 3 \ 1	Lockbox: Mechanical SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Rental Income: POTENTIAL	Road Type: Survey: Yes	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	26'6 X 13'6	2ND FLOOR	BEDROOM	13'4 X 10'2
MAIN FLOOR	FAMILY ROOM	19' X 12'	2ND FLOOR	BEDROOM	10' X 9'10
MAIN FLOOR	DINING ROOM	15'10 X 13'	2ND FLOOR	BEDROOM	10' X 9'10
MAIN FLOOR	KITCHEN	16' X 14'	LOWER LEVEL	BEDROOM	12' X 11'8
MAIN FLOOR	MUSKOKA ROOM	20' X 14'	LOWER LEVEL	REC ROOM	19'9 X 19'
MAIN FLOOR	MASTER BEDROOM	13'4 X 10'8	LOWER LEVEL	DEN/OFFICE	12' X 11'8

Taxes: **\$6,890 (2016)** Phased Assessment: **\$1,135,000 (2016)**

Seller Name:
 Seller Name:

Listing Office: **Harvey Kalles Real Estate Ltd., Brokerage, Port Carling** Listing Agent: **RICHARD SCULLY 705-644-9393**