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|---|----------------------------------|
| Price: \$869,000 | MLS® #: 488430003 |
| Status: | PIN #: 488430003 |
| | Roll #: 445304001003203 |
| Legal Descr.: SEE DOCUMENTS | |
| Address: 1126 ELGIN HOUSE RD # 2 | |
| City: PORT SANDFIELD, P0B 1J0 | |
| Side of Road: West | |
| Elem Schl: | |
| Sec. School: | |
| Lot Dimension/Acreage: COMMON | Major Area: MH |
| Zoning Source: Other | District: ML |
| SQ.FT. above: 2,150 | Sub-Dist: MEDORA |
| Total SqFt Finished: 2,150 | Zoning: 0 |
| Shore Road Allowance (SRA): N/A | Occupancy: Owner |
| Road Access: Yes | Contact Exp. Permitted: N |
| List.Date: | Possession: ON CLOSING |

JOSEPH LAKE
 Exposure: **West**

REALTOR® Location, location, location. Port Sandfield / South Joe locale. Absolutely stunning west facing Post & Beam style 3 bdrm., 3 bath, luxury golf course side sunset condo with handsome stone fireplace, screened Muskoka room, stylish kitchen, open concept main floor principal living areas, main floor laundry, Master with walk-in closet, all bedrooms with ensuites, private deck with tons of sun and lovely garden & golf course views. Coveted Lake Joe Club lifestyle & address. 1st offering in years. New roof in 2015.

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| Type: Condominiums | Heating/Mechanical: Fireplace - Gas, Forced Air, Propane | Exterior: Wood |
| Style: 2 Storey | Garage Type: None | Driveway: Paved |
| Title to Land: Condominium Act | Water: Community | Foundation: Concrete |
| Property Size: Under 0.5 Acres | Sewer: Community | Basement: Crawl |
| Land Features: Golf Course, Landscaped | Utilities/Services: Cell Service, Electricity, Garbage Pickup, Street Lights | Interior Features: Built-in Appliances, Ensuite, Fireplace(s), Main Floor Laundry |
| Access: Year Round Municipal Road | Rental Equipm.: Propane Tank | Ext. Features: Deck, Sprinkler System |
| Waterfront Features: Beach | Lease-To-Own Equip: None | Roof: Wood Shingle |
| Shoreline: Sandy | | Flooring: Carpet, Tile, Wood |
| Accessory Buildings: None | | |

Easements/Restrictions: **Sub.Div. Covenants**

Inclusions Maytag washer/dryer, GE Spacemaker XL microwave, Whirlpool dishwasher, Maytag oven, GE profile refrigerator.
Exclusions None

| | | |
|---------------------------------|------------------------------|--|
| Bedrooms: 3+0 | Sign: No | Garage: No |
| Bathrooms: 3 \ 0 | Lockbox: None | Waterfront: Yes Body of Water Type: LAKE |
| Rental Income: POTENTIAL | SPIS: No | |
| Yr.Built: 1996 | Road Type: Survey: No | |

| Floor | Room | Size | Floor | Room | Size |
|------------|--------------|-----------|------------|----------------|-----------|
| MAIN FLOOR | KITCHEN | 9' X 12' | MAIN FLOOR | LAUNDRY | 9' X 7' |
| MAIN FLOOR | DINING ROOM | 12' X 13' | MAIN FLOOR | BEDROOM | 10' X 13' |
| MAIN FLOOR | LIVING ROOM | 16' X 24' | 2ND FLOOR | MASTER BEDROOM | 21' X 13' |
| MAIN FLOOR | MUSKOKA ROOM | 9' X 13' | 2ND FLOOR | BEDROOM | 12' X 13' |

Taxes: **\$10,656 (2015)** Phased Assessment: **\$967,000 (2016)**

Condo Fee: **\$1,235.00** Condo Fee Year: **2016**

Seller Name:

Listing Office: **Harvey Kalles Real Estate Ltd., Brokerage, Port Carling, - M189 705 765-6677 (FAX: 705 765-5560)** Listing Agent: **RICHARD SCULLY 705-644-9393**
rscully@muskoka.com

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