



**MUSKOKA LAKE**

Water Frontage: **335.00** Exposure: **North West**

LAKE MUSKOKA ISLAND RETREAT	
Price: <b>\$795,000</b>	MLS® #: <b>481740125</b>
Status:	PIN #: <b>481740125</b>
	Roll #: <b>440202003807400</b>
Legal Descr.: <b>4 ISLAND 26LM ISLAND F ON TAYLOR ISLAND 35R13821 PARTS 1&amp;2, GRAVENHURST, DISTRICT MUNICIPALITY OF MUSKOKA</b>	
Address: <b>4 TAYLOR ISLAND</b>	
City: <b>GRAVENHURST, P1P 1Z3</b>	
Lot Dimension/Acreage: <b>1.15 ACRES</b>	Major Area: <b>MH</b>
Zoning Source: <b>Survey</b>	District: <b>GH</b>
SQ.FT. above: <b>2,053</b>	Sub-Dist: <b>MUSKO</b>
Total SqFt Finished: <b>2,053</b>	Zoning: <b>RW-6</b>
Shore Road Allowance (SRA): <b>N/A</b>	Occupancy: <b>Owner</b>
Road Access: <b>No</b>	Contact Exp. Permitted: <b>N</b>
List.Date:	Possession: <b>ON CLOSING</b>

**REALTOR®** Beautiful Cape Cod style cottage on one of the most beautiful lots with over 330 feet frontage showered in sun offering great views & utmost privacy. Towering trees on level lot gently giving way to sandy shore & deep water with large cedar dock. The extremely attractive cottage features open concept living area, river rock fireplace, hardwood floors and inviting Muskoka Room. The upper level has 4 bedrooms, 2 baths & unique sloping loft. Walkout from main living area to covered porch leading to large sitting area. A very cute Bunkie completes the package. An amazing offering.

Type: <b>Cottage/Recreational</b>	Heating/Mechanical: <b>Baseboard, Electric, Fireplace - Wood</b>	Exterior: <b>Aluminum, Wood</b>
Style: <b>2 Storey, Cape Cod</b>	Garage Type: <b>None</b>	Driveway: <b>None</b>
Title to Land: <b>Freehold</b>	Water: <b>Heated Line, Pond/Lake/River</b>	Foundation: <b>Concrete, Piers</b>
Property Size: <b>1.0 -2.99 Acres</b>	Sewer: <b>Septic</b>	Basement: <b>None</b>
Land Features: <b>Cleared, Partial Landscaped, Softwood Bush</b>	Utilities/Services: <b>Cell Service, Electricity</b>	Interior Features: <b>Central Vac, Ensuite, Fireplace(s), Main Floor Laundry</b>
Access: <b>Island, Marina Docking, Private Docking</b>	Rental Equipm.: <b>None</b>	Ext. Features: <b>Deck, Privacy</b>
Waterfront Features: <b>Beach, Dock, Water Access (No Deck), Parking), Water Frontage</b>	Lease-To-Own Equip: <b>None</b>	Roof: <b>Asphalt Shingle</b>
Shoreline: <b>Mixed, Natural, Sandy</b>	Accessory Buildings: <b>Bunkie</b>	Flooring: <b>Carpet, Tile, Wood</b>

Easements/Restrictions: **None**

**Inclusions** Other ; as per Chattel List  
**Exclusions** Personal items

Bedrooms: <b>4</b>	Sign: <b>Yes</b>	Garage: <b>No</b>
Bathrooms: <b>2 \ 1</b>	Lockbox: <b>Mechanical</b> SPIS: <b>No</b>	Waterfront: <b>Yes</b> Body of Water: <b>LAK</b>
Rental Income: <b>POTENTIAL</b>	Road Type: Survey: <b>Yes</b>	t: <b>s</b> Type: <b>E</b>

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	17' X 14'	2ND FLOOR	MASTER BEDROOM	15'7 X 11'5
MAIN FLOOR	DINING NOOK	17' X 12'	2ND FLOOR	BEDROOM	17'5 X 11'
MAIN FLOOR	KITCHEN	12' X 12'	2ND FLOOR	BEDROOM	11' X 7'
MAIN FLOOR	MUSKOKA ROOM	16' X 12'	2ND FLOOR	BEDROOM	11'5 X 11'
MAIN FLOOR	MUD ROOM	7'2 X 8'9			

Taxes: **\$5,584 (2016)** Phased Assessment: **\$592,000 (2016)**

Seller Name:  
 Seller Name:

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

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.