



MUSKOKA LAKE
 Water Frontage: **100.00** Exposure: **North East**

Price:	\$3,295,000	MLS® #:	481570564
Status:		PIN #:	481570564
		Roll #:	445304002104906
Legal Descr.: SEE DOCUMENTS			
Address: 1075 TRILLIUM RD			
City: PORT CARLING, P0B 1J0			
Lot Dimension/Acreage:	100' X IRREG (9.56 A)	Major Area:	MH
Zoning Source:	Municipality	District:	ML
SQ.FT. above:	3,457	Sub-Dist:	MEDOR
Total SqFt Finished:	3,457	Zoning:	WR5-7
Shore Road Allowance (SRA):	N/A	Occupancy:	Owner
Road Access:	Yes	Contact Exp. Permitted:	N
List.Date:		Possession:	ON CLOSING

REALTOR® Remarks Brilliantly well-designed 3,400 sq. ft. cottage on north Lake Muskoka near to Kennedy Point. Gentle land with sandy beach and long views. All the bells, including 2 floor-to-ceiling Muskoka stone fireplaces, main floor master suite, main floor family room, Muskoka room, a total of 5 generously sized bedrooms with gorgeous baths. State-of-the-art sound system throughout. Complete with A/C and back-up generator. Large fire pit area, stone pathways lead to the beautiful 3-slip boathouse. Over 9 acres of privacy. Enjoy the afterglow of sunset on the dock. Ample parking, ease of access, close to Port Carling.

Type:	Cottage/Recreational	Heating/Mechanical:	Central Air, Fireplace - Wood, Forced Air, Propane, Wired-in generator	Exterior:	Wood
Style:	1.5 Storey	Garage Type:	None	Driveway:	Gravel, Private
Title to Land:	Freehold	Water:	Drilled, Well	Foundation:	Concrete
Property Size:	3.0 - 9.99 Acres	Sewer:	Septic	Basement:	None
Land Features:	Hardwood Bush, Level, Partial Landscaped, Softwood Bush, Water View, Wooded/Treed	Utilities/Services:	Cell Service, Electricity	Interior Features:	Built-in Appliances, Ensuite, Fireplace(s), Main Floor Family Room, Main Floor Laundry, Main Floor Master
Access:	Year Round Private Road	Rental Equipm.:	Propane Tank, Water Heater	Ext. Features:	Deck, Privacy
Waterfront Features:	Beach, Boathouse, Water Frontage	Lease-To-Own Equip:	None	Roof:	Asphalt Shingle
Shoreline:	Hard Bottom, Sandy, Shallow			Flooring:	Tile, Wood
Accessory Buildings:	Triple Boathouse				

Easements/Restrictions: **None**

Inclusions Other ; KitchenAid stove/oven, KitchenAid dishwasher, KitchenAid Refrigerator, Whirlpool Duet stackable washer/dryer
Exclusions None

Bedrooms:	5+0	Sign:	Yes	Garage:	No
Bathrooms:	4 \ 0	Lockbox:	None	SPIS:	No
Yr.Built:	2014	Survey:	Yes	Waterfront:	Yes Body of Water Type: LAKE

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	GREAT ROOM	25' X 17'	MAIN FLOOR	BEDROOM	13' X 14'
MAIN FLOOR	KITCHEN	13' X 15'	MAIN FLOOR	MUSKOKA ROOM	23' X 13'
MAIN FLOOR	DINING ROOM	12' X 15'	2ND FLOOR	BEDROOM	15' X 16'
MAIN FLOOR	FAMILY ROOM	12' X 15'	2ND FLOOR	BEDROOM	15' X 15'
MAIN FLOOR	FOYER	7' X 13'	2ND FLOOR	BEDROOM	14' X 15'
MAIN FLOOR	LAUNDRY	6' X 7'	2ND FLOOR	LOFT	25' X 15'
MAIN FLOOR	MASTER BEDROOM	15' X 14'			

Taxes: **\$13,580 (2016)** Phased Assessment: **\$2,316,500 (2017)**

Seller Name:

Listing Office: **Harvey Kalles Real Estate Ltd., Brokerage**

Listing Agent: **RICHARD SCULLY 705-644-9393**

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