



Price: <b>\$4,995,000</b>	MLS® #: <b>480320149</b>
Status:	PIN #: <b>480320149</b>
	Roll #: <b>445308000108101</b>
Legal Descr.: <b>SEE DOCUMENTS</b>	
Address: <b>1030 BROADLEY RD # 6A&amp;B</b>	
City: <b>MUSKOKA LAKES, P1P 1R2</b>	
Side of Road: <b>North</b>	
Lot Dimension/Acreage: <b>565' X IRREG (3.48 A)</b>	Major Area: <b>MH</b>
Zoning Source: <b>Municipality</b>	District: <b>ML</b>
SQ.FT. above: <b>5,000</b>	Sub-Dist: <b>WOOD</b>
Total SqFt Finished: <b>5,000</b>	Zoning: <b>WR5-7</b>
Shore Road Allowance (SRA): <b>N/A</b>	Occupancy: <b>Owner</b>
Road Access: <b>Yes</b>	Contact Exp. Permitted: <b>N</b>
List.Date:	Possession: <b>ON CLOSING</b>

**MUSKOKA LAKE**

Water Frontage: **565.00** Exposure: **North**

**REALTOR® Remarks** Exemplary New/Olde Muskoka Estate orchestrating enormous island-dotted Beaumaris views from sublime twin lots of 565' assessed on 3 acres. 'Wayne Judges' built masterful lakefront residence with beautiful basswood-lined interior, maple floors, Muskoka room, Corian countertops, river rock fireplace, 2 bay attached garage. Separately deeded & fully self-contained 4 bdrm. guest cottage with 2 baths, handsome stone fireplace, oversized detached garage with living quarters above. Drilled well. 3rd garage. Back-up generator. Gloriously private. A short boat ride across to the Beaumaris Yacht Club, and not far from Port Carling. 90 min. to north Toronto. An impeccable package with room for expansion. NOTE: adjacent 360' lot with 2 storey boathouse, also available separately for an even larger family compound or corporate retreat. Propane furnace in main cottage. Guest cottage and garage have electric baseboard heaters. Square footage is approx. 2 PIN's 480320148 & 480320149.

Type: <b>Cottage/Recreational</b>	Heating/Mechanical: <b>Baseboard, Central Air, Electric, Fireplace - Wood, Forced Air, Propane</b>	Exterior: <b>Wood</b>
Style: <b>2 Storey</b>	Garage Type: <b>Attached, Detached, Oversized</b>	Driveway: <b>Gravel</b>
Title to Land: <b>Freehold</b>	Water: <b>Drilled, Well</b>	Foundation: <b>Concrete</b>
Property Size: <b>3.0 - 9.99 Acres</b>	Sewer: <b>Septic</b>	Basement: <b>Full, Partially Finished, Development Potential</b>
Land Features: <b>Cleared - Part, Hardwood Bush, Sloping / Terrace, Softwood Bush, Water View, Wooded/Treed</b>	Utilities/Services: <b>Electricity, Garbage Pickup</b>	Interior Features: <b>Ensuite, Fireplace(s), Main Floor Laundry</b>
Access: <b>R.O.W. (Deeded), Seasonal Private Road</b>	Rental Equipm.: <b>Water Heater</b>	Ext. Features: <b>Deck, Privacy</b>
Waterfront Features: <b>Dock, Water Frontage</b>	Lease-To-Own Equip: <b>None</b>	Roof: <b>Asphalt Shingle</b>
Shoreline: <b>Deep, Natural</b>	Accessory Buildings: <b>Bunkie</b>	Flooring: <b>Carpet, Ceramic Tile, Wood</b>

Easements/Restrictions: **Easement**

**Inclusions** Other ; Main cottage: Window Coverings; Generac generator; KitchenAid refrigerator/freezer; Whirlpool stove/oven; Bosch dishwasher; Amana 2 door refrigerator; Maytag stackable washer/dryer. Guest cottage: Kenmore stove/oven; KitchenAid dishwasher; Inglis refrigerator/freezer. Detached garage: Wood's stove/

**Exclusions** None

Bedrooms: <b>6+0</b>	Sign: <b>No</b>	Garage: <b>Yes</b>
Bathrooms: <b>4 \ 1</b>	Lockbox: <b>None</b> SPIS: <b>No</b>	Waterfront: <b>Yes</b> Body of Water Type: <b>LAKE</b>
Yr.Built: <b>1999</b>	Survey: <b>Yes</b>	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	GREAT ROOM	43' X 17'	MAIN FLOOR	BEDROOM	11' X 19'
MAIN FLOOR	KITCHEN	16' X 16'	2ND FLOOR	DEN/OFFICE	10' X 12'
MAIN FLOOR	DINING ROOM	16' X 15'	2ND FLOOR	LOFT	18' X 27'
MAIN FLOOR	MUSKOKA ROOM	14' X 14'	2ND FLOOR	MASTER BEDROOM	20' X 16'
MAIN FLOOR	LIVING ROOM	15' X 15'	2ND FLOOR	BEDROOM	12' X 15'
MAIN FLOOR	SUNROOM	14' X 14'	2ND FLOOR	BEDROOM	11' X 13'
MAIN FLOOR	DEN/OFFICE	11' X 18'	2ND FLOOR	BEDROOM	16' X 15'

Taxes: **\$20,385 (2016)** Phased Assessment: **\$3,486,250 (2017)**

Seller Name:

Listing Office: **HARVEY KALLES REAL ESTATE LTD., BROKERAGE** Listing Agent: **RICHARD SCULLY 705-644-9393**

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