



**MUSKOKA LAKE**  
 Water Frontage: **360.00** Exposure: **Multi**

Price: <b>\$1,949,000</b>	MLS® #: <b>480320211</b>
Status:	PIN #: <b>480320211</b>
	Roll #: <b>445308000108100</b>
Legal Descr.: <b>SEE DOCUMENTS</b>	
Address: <b>1030 BROADLEY RD # 6C</b>	
City: <b>MUSKOKA LAKES, P1P 1R2</b>	
Side of Road: <b>South</b>	
Lot Dimension/Acreage: <b>360` X IRREG (2.79 A)</b>	Major Area: <b>MH</b>
Zoning Source: <b>Municipality</b>	District: <b>ML</b>
	Sub-Dist: <b>WOOD</b>
SQ.FT. above: <b>650</b>	Zoning: <b>WR6-7</b>
Total SqFt Finished: <b>650</b>	Occupancy: <b>Owner</b>
Shore Road Allowance (SRA): <b>N/A</b>	Contact Exp. <b>N</b>
Road Access: <b>Yes</b>	Permitted:
List.Date:	Possession: <b>ON CLOSING</b>

**REALTOR® Remarks** Rare as can be 2 storey boathouse with multiple exposures including south and a magnificent sand beach in a coveted locale prestigiously nestled just south of Beaumaris. Presently used in conjunction with the neighboring compound, this 360 foot parcel is very private in its own right, and serves up an incredible opportunity to build your dream cottage to suit while you live in the beautiful 2 storey boathouse. Stunningly private, long views, great sun, gentle land, shallow sand and deeper shore. Ease of access. NOTE: septic and drilled well on neighboring adjacent property currently serves the boathouse on the subject land. The adjacent property comprising 2 lots is available separately for a family compound or corporate retreat. 2 PIN's 480320211 & 480320203.

Type: <b>Cottage/Recreational</b>	Heating/Mechanical: <b>Baseboard, Electric</b>	Exterior: <b>Wood</b>
Style: <b>2 Storey</b>	Garage Type: <b>None</b>	Driveway: <b>Gravel</b>
Title to Land: <b>Freehold</b>	Water: <b>Drilled, Shared, Well</b>	Foundation: <b>Other</b>
Property Size: <b>1.0 -2.99 Acres</b>	Sewer: <b>Other</b>	Basement: <b>None</b>
Land Features: <b>Cleared - Part, Level, Sloping / Terrace, Softwood Bush, Water View, Wooded/Treed</b>	Utilities/Services: <b>Electricity, Garbage Pickup</b>	Interior Features: <b>None</b>
Access: <b>R.O.W. (Deeded), Year Round Private Road</b>	Rental Equipm.: <b>Water Heater</b>	Ext. Features: <b>Deck, Privacy</b>
Waterfront Features: <b>Beach, Boathouse, Water Frontage</b>	Lease-To-Own Equip: <b>None</b>	Roof: <b>Asphalt Shingle</b>
Shoreline: <b>Deep, Sandy, Shallow</b>		Flooring: <b>Wood</b>
Accessory Buildings: <b>None</b>		

Easements/Restrictions: **Easement**

**Inclusions** Other ; Cuisinart mini fridge.  
**Exclusions** None

Bedrooms: <b>1+0</b>	Sign: <b>No</b>	Garage: <b>No</b>
Bathrooms: <b>1 \ 0</b>	Lockbox: <b>None</b> SPIS: <b>No</b>	Waterfront: <b>Yes</b> Body of Water Type: <b>LAKE</b>
Rental Income: <b>NO</b>	Survey: <b>Yes</b>	

Floor	Room	Size	Floor	Room	Size
2ND FLOOR	LIV/DIN COMBINATION	23` X 19`	2ND FLOOR	BEDROOM	8` X 16`

Taxes: **\$7965 (2016)** Phased Assessment: **\$1,354,250 (2017)**

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**  
[rsully@muskoka.com](mailto:rsully@muskoka.com)

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