



Price: \$1,995,000	MLS® #: 481030513
Status:	PIN #: 481030513
	Roll #: 442704001300500
Legal Descr.: SEE DOCUMENTS	
Address: 1028 KINGS WAY RD	
City: LAKE OF BAYS, P0B 1A0	
Side of Road: North	
Lot Dimension/Acreage: 300' X IRREG (1.32 A)	Major Area: MH
Zoning Source:	District: LB
SQ.FT. above: 3,486	Sub-Dist: MCLEA
Total SqFt Finished: 4,934	Zoning:
Shore Road Allowance (SRA): Owned	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

OF BAYS LAKE

Water Frontage: **300.00** Exposure: **North West**

REALTOR® Remarks Beautifully appointed southern Lake of Bays immaculate family cottage exclusively well addressed 3 minutes to Baysville yet perfectly private. Spectacular 300 foot summer sunset shore with towering pines and ample level table land and stunning views. Large 4 bedroom cottage presents 4 fireplaces, wide plank wood & tile floors, dramatic great room with impressive floor-to-ceiling stone fireplace, custom eat-in kitchen, lakeside dining room, screened Muskoka room, wrap-around verandah, luxurious master suite, and finished lower level walkout with sauna, bar, bath, family room, and 2 bonus rooms. Stone pathways, gentle land, charming 2 bedroom 1 bath guest house with covered porch, oversized 3 slip boathouse with interior & exterior lounging areas and great sun until sunset. Complete with garage. Wonderful tree-lined drive to the back door convenience. 4 seasons Lake of Bays hideaway.

Type: Cottage/Recreational	Heating/Mechanical: Air Exchanger, Fireplace - Wood, Heat Pump	Exterior: Wood
Style: 1.5 Storey	Garage Type: Detached	Driveway: Circular, Gravel, Private
Title to Land: Freehold	Water: Pond/Lake/River	Foundation: Block, Concrete
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Basement: Full, Walkout, Fully Finished
Land Features: Cleared - Part, Landscaped, Level, Sloping / Terrace, Water View, Wooded/Treed	Utilities/Services: Cell Service, Electricity, Internet-high speed	Interior Features: Alarm, Built-in Appliances, Central Vac, Ensuite, Fireplace(s), Sauna
Access: Year Round Private Road	Rental Equipm.: Water Heater	Ext. Features: Balcony, Deck, Hot Tub, Patio, Privacy, Sprinkler System
Waterfront Features: Boathouse	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Deep, Hard Bottom, Shallow		Flooring: Carpet, Ceramic Tile, Stone Tile, Wood
Accessory Buildings: Bunkie, Triple Boathouse		

Easements/Restrictions: **None**

Inclusions Other ; Main Cottage – 2 GE refrigerators, Miele dishwasher, KitchenAid compactor, KitchenAid 5-burner stove, KitchenAid microwave, KitchenAid oven, Kenmore freezer, Frigidaire Gallery washer, Frigidaire Gallery dryer, Diplomat bar fridge. Bunkie – Wood’s fridge/sink/stove unit.

Exclusions None

Bedrooms: 4+0	Sign:	Garage: Yes
Bathrooms: 3 \	Lockbox: None SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Rental Income: NO	Survey: Yes	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	GREAT ROOM	24' X 25'	2ND FLOOR	MASTER BEDROOM	23' X 19'
MAIN FLOOR	DINING ROOM	22' X 23'	LOWER LEVEL	FAMILY ROOM	31' X 20'
MAIN FLOOR	KITCHEN	24' X 14'	LOWER LEVEL	EXERCISE ROOM	12' X 15'
MAIN FLOOR	BEDROOM	14' X 7'	LOWER LEVEL	LAUNDRY	14' X 9'
MAIN FLOOR	BEDROOM	14' X 11'	LOWER LEVEL	DEN/OFFICE	11' X 9'
MAIN FLOOR	BEDROOM	17' X 12'	LOWER LEVEL	OTHER	11' X 17' (BAR)

Taxes: **\$15696 (2016)** Phased Assessment: **\$2,359,500 (2017)**

Seller Name:

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

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