



**MUSKOKA LAKE**  
 Water Frontage: **311.00** Exposure: **North East**

Price: <b>\$3,995,000</b>	MLS® #: <b>481550823</b>
Status:	PIN #: <b>481550823</b>
	Roll #: <b>445306001605105</b>
Legal Descr.: <b>SEE ATTACHED SCHEDULE B</b>	
Address: <b>1032 MORTIMER'S POINT RD # 13</b>	
City: <b>MUSKOKA LAKES, P0B 1J0</b>	
Side of Road: <b>North</b>	
Lot Dimension/Acreage: <b>311' X IRREG (1.41A)</b>	Major Area: <b>MH</b>
Zoning Source: <b>Other</b>	District: <b>ML</b>
SQ.FT. above: <b>4,356</b>	Sub-Dist: <b>MEDOR</b>
Total SqFt Finished: <b>4,356</b>	Zoning: <b>WR1</b>
Shore Road Allowance (SRA): <b>Owned</b>	Occupancy: <b>Owner</b>
Road Access: <b>Yes</b>	Contact Exp. Permitted: <b>N</b>
List.Date:	Possession: <b>ON CLOSING</b>

**REALTOR® Remarks** Prestigious north Lake Muskoka address of distinction offering a stunning 4,356 sq. ft. architectural statement with a beautiful blend of Olde & new with grande windows, screened Muskoka room, solid distressed antiqued oak wood floors, gracious beadboard, tumbled marble baths, handsome stone fireplaces, chef's kitchen, butler's pantry, heated floors, and exquisite detailing. Stone paths, fire pit, woodsy private shore with idyllic toddler-friendly sandy beach swimming area, deeper waters, 2 storey boathouse, and long lakeside views. Incredibly private, well addressed new custom cottage in a stunning location.

Type: <b>Cottage/Recreational</b>	Heating/Mechanical: <b>Air Exchanger, Central Air, Fireplace - Gas, Forced Air, Geothermal, In Floor, Propane, Radiant</b>	Exterior: <b>Stone, Wood</b>
Style: <b>2 Level</b>	Garage Type: <b>None</b>	Driveway: <b>Gravel, Private</b>
Title to Land: <b>Freehold</b>	Water: <b>Heated Line, Pond/Lake/River</b>	Foundation: <b>Concrete</b>
Property Size: <b>1.0 - 2.99 Acres</b>	Sewer: <b>Septic</b>	Basement: <b>Full, Walkout, Fully Finished</b>
Land Features: <b>Landscaped, View</b>	Utilities/Services: <b>Cell Service, Electricity, Garbage Pickup</b>	Interior Features: <b>Alarm, Built-in Appliances, Ensuite, Fireplace(s), Main Floor Master</b>
Access: <b>R.O.W. (Deeded), Year Round Private Road</b>	Rental Equipm.: <b>None</b>	Ext. Features: <b>Deck, Landscaped Lighting, Privacy, Sprinkler System</b>
Waterfront Features: <b>Beach, Boathouse, Water Frontage</b>	Lease-To-Own Equip: <b>None</b>	Roof: <b>Asphalt Shingle</b>
Shoreline: <b>Deep, Hard Bottom, Mixed</b>		Flooring: <b>Heated, Tile, Wood</b>
Accessory Buildings: <b>Double Boathouse</b>		

Easements/Restrictions: **Easement, Right of way**

**Inclusions** Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings, Wine Cooler  
**Exclusions** None

Bedrooms: <b>1+3</b>	Sign: <b>No</b>	Garage: <b>No</b>
Bathrooms: <b>3 \ 2</b>	Lockbox: <b>None</b> SPIS: <b>No</b>	Waterfront: <b>Yes</b> Body of Water Type: <b>LAKE</b>
Yr.Built: <b>2015</b>	Road Type: Survey: <b>Yes</b>	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	15'6 X 13'	LOWER LEVEL	MUD ROOM	9' X 11'
MAIN FLOOR	GREAT ROOM	23' X 21'6	LOWER LEVEL	WET BAR	11' X 9'
MAIN FLOOR	SCREENED ROOM	15'6 X 19'	LOWER LEVEL	BEDROOM	12'6 X 18'
MAIN FLOOR	FOYER	8'6 X 11'6'	LOWER LEVEL	BEDROOM	15'6 X 11'3
MAIN FLOOR	MASTER BEDROOM	15'6 X 17'	LOWER LEVEL	BEDROOM	15'6 X 13'
LOWER LEVEL	FAMILY ROOM	23' X 21'6			

Taxes: **\$11,767 (2016)** Phased Assessment: **\$2,293,000 (2017)**

Seller Name:  
 Seller Name:

Listing Office: **Harvey Kalles Real Estate Ltd., Brokerage, Port Carling** Listing Agent: **RICHARD SCULLY 705-644-9393**

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.