



Price: \$4,495,000	MLS® #: 481570538
Status:	PIN #: 481570538
	Roll #: 445304002105314
Legal Descr.: SEE DOCUMENTS	
Address: 1079 TRILLIUM RD	
City: PORT CARLING, P0B 1J0	
Side of Road: West	
Lot Dimension/Acreage: 325' X IRREG (2.51 A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 3,990	Sub-Dist: MEDOR
Total SqFt Finished: 5,414	Zoning: WR5-7
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

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

REALTOR® Remarks Distinctively gracious Summer Sunset ensemble at the top of Lake Muskoka. Master craftsman 'Cutting Brothers' woodworking throughout. 5 bedrooms/6 bathrooms. Over 5,400 sq. ft. of interior elegance with gorgeous main floor Owner's Suite, Custom kitchen with walk-in refrigerator, centre island & Butler's pantry. Reclaimed engineered Hemlock flooring, handsome stone fp. in Great Room, octagonal westerly Muskoka room & sprawling lakeside deck. 4 upper bdms. all with ensuite privileges. Unfinished 'bonus' area above 2 bay attached garage, with workshop below. Finished lower level walkout with floor-to-ceiling slate fp., office/den & bath. Stone steps lead to a double slip boathouse with 3rd 'future slip' for entertaining & 1 bedroom suite atop - under construction. 300' of shore, acres of privacy, stunning views, ample parking, back-up generator. Beautifully designed and well addressed within minutes of both the "Ports" - Carling and Sandfield.

Type: Cottage/Recreational	Heating/Mechanical: Central Air, Fireplace - Gas, Fireplace - Wood, Forced Air, Insulated, Propane, Wired-in generator	Exterior: Wood
Style: 2 Storey	Garage Type: Attached, Double, Inside Entry	Driveway: Gravel, Private
Title to Land: Freehold	Water: Heated Line, Pond/Lake/River	Foundation: Concrete
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Basement: Partial, Walkout, Partially Finished
Land Features: Hardwood Bush, Landscaped, Sloping / Terrace, Water View, Wooded/Treed	Utilities/Services: Cell Service, Electricity, Garbage Pickup, Internet-high speed	Interior Features: Alarm, Built-in Appliances, Central Vac, Ensuite, Fireplace(s), Main Floor Laundry, Main Floor Master
Access: Year Round Private Road	Rental Equipm.: Propane Tank, Water Heater	Ext. Features: Balcony, Deck, Landscaped Lighting, Patio, Privacy,
Waterfront Features: Boathouse	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Mixed, Natural		Flooring: Tile, Wood
Accessory Buildings: Double Boathouse		

Inclusions Window Coverings ; LG washer; LG dryer; Electrolux freezer; Panasonic microwave; Fisher & Paykel dishwasher; walk-in refrigerator; Wolf oven/6-burner range; Silhouette mini-fridge.
Exclusions None

Bedrooms: 5+0	Sign: Yes	Garage: Yes
Bathrooms: 4 \ 2	Lockbox: None	Waterfront: Yes Body of Water Type: LAKE
Yr.Built: 2015	SPIS: No	
	Survey: No	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	19' X 15'	2ND FLOOR	BEDROOM	9' X 10'
MAIN FLOOR	DINING ROOM	19' X 12'	2ND FLOOR	BEDROOM	13' X 13'
MAIN FLOOR	MUSKOKA ROOM	16' X 16'	2ND FLOOR	BEDROOM	12' X 10'
MAIN FLOOR	GREAT ROOM	18' X 16'	2ND FLOOR	BEDROOM	10' X 13'
MAIN FLOOR	FOYER	10' X 10'	LOWER LEVEL	FAMILY ROOM	16' X 16'
MAIN FLOOR	LAUNDRY	6' X 8'	LOWER LEVEL	DEN/OFFICE	9' X 10'
MAIN FLOOR	MASTER BEDROOM	12' X 18'	LOWER LEVEL	GAMES ROOM	12' X 9'

Taxes: **\$15,316 (2016)** Phased Assessment: **\$2,623,250 (2017)**

Seller Name:
 Listing Office: **HARVEY KALLES REAL ESTATE LTD., BROKERAGE,** 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.