



Price: \$1,295,000	MLS® #: 481540144
Status:	PIN #: 481540144
	Roll #: 445306001810100
Legal Descr.: SEE DOCUMENTS	
Address: 1246 DUDLEY RD # 1	
City: MUSKOKA LAKES, P0B 1K0	
Side of Road: East	
Lot Dimension/Acreage: 100' X IRREG (0.76 A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 1,815	Sub-Dist: MEDOR
Total SqFt Finished: 2,463	Zoning: WR1
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

MUSKOKA LAKE

Water Frontage: **100.00** Exposure: **East**

REALTOR® Remarks Beautiful family cottage between Bala and Port Carling with sweeping open views to Acton Island. Solid and well maintained fully winterized 4 bedroom pine-lined cottage. Open concept principal rooms, handsome floor-to-ceiling Muskoka stone fireplace, lakeside array of windows, Master with ensuite and walkout, lower level games room & family room with brick fireplace. Ample storage. Large lakeside terraced deck with screened gazebo. Level table land, stone paths, gardens, sandy cove and deeper waters at the 2 slip boathouse with lots of dock space. Complete with a detached double garage. Presenting incredible value, with propane heat, A/C, 4 seasons enjoyment & easy year-round access in a popular locale, centrally located near to all amenities.

Type: Cottage/Recreational	Heating/Mechanical: Central Air, Fireplace - Gas, Forced Air, Propane	Exterior: Partial Brick, Stucco
Style: Bungalow - Raised	Garage Type: Detached, Double, Heated	Driveway: Gravel, Interlocking, Private
Title to Land: Freehold	Water: Pond/Lake/River	Foundation: Full, Fully Finished, Exposed Rock
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Basement: Full, Fully Finished, Exposed Rock
Land Features: Cleared - Part, Hardwood Bush, Landscaped, Level, Water View, Wooded/Treed	Utilities/Services: Cell Service, Electricity, Garbage Pickup, Telephone	Interior Features: Alarm, Central Vac, Ensuite, Fireplace(s), Furnished, Main Floor Master
Access: Year Round Private Road	Rental Equipm.: Propane Tank, Water Heater	Ext. Features: Deck
Waterfront Features: Boathouse, Water Frontage	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Mixed, Sandy		Flooring: Carpet, Laminate, Tile
Accessory Buildings: Double Boathouse, Storage Building		

Easements/Restrictions: **None**

Inclusions Other ; See chattel list
Exclusions None

Bedrooms: 4	Sign: Yes	Garage: Yes
Bathrooms: 1 \ 1	Lockbox: None SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Rental Income: NO	Survey: No	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	14' X 12''	MAIN FLOOR	BEDROOM	13' X 11'
MAIN FLOOR	LIVING ROOM	16' X 22'	MAIN FLOOR	BEDROOM	14' X 11'
MAIN FLOOR	DINING ROOM	10' X 14'	LOWER LEVEL	FAMILY ROOM	18' X 16'
MAIN FLOOR	MASTER BEDROOM	15' X 13'	LOWER LEVEL	GAMES ROOM	18' X 12'
MAIN FLOOR	BEDROOM	12' X 13'			

Taxes: **\$5,233 (2016)** Phased Assessment: **\$871,275 (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**
rscully@muskoka.com

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