



JOSEPH LAKE

Exposure: **West**

Price: \$1,295,000	MLS® #: 488430008
Status:	PIN #: 488430008
	Roll #: 445304001003208
Legal Descr.: SEE DOCUMENTS	
Address: 1119 ELGIN HOUSE RD # 2080	
City: PORT SANDFIELD, P0B 1J0	
Side of Road: West	
Lot Dimension/Acreage: COMMON	Major Area: MH
Zoning Source: Municipality	District: ML
	Sub-Dist: MEDO
SQ.FT. above: 2,265	R
Total SqFt Finished: 2,265	Zoning: WC1A4
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. N
	Permitted:
List.Date:	Possession: ON CLOSING

REALTOR® Remarks Elegant fully remodelled gorgeous sunset Lake Joe Club condo. 3 bedrooms, 3½ baths, main floor master suite with walk-in closet, gorgeous open concept kitchen/dining/living with bar area and large wrap-around screened Muskoka porch. 2 upper bedrooms with 2 full baths. This is a prime end unit in immaculate move-in ready condition all redone with all the luxuries to appeal to the discerning buyer. Presenting an excellent opportunity to be a part of life at the Lake Joe Club, ideally located with close proximity to Port Carling and Port Sandfield. Most fine furnishings included.

Type: Condominiums	Heating/Mechanical: Central Air, Forced Air, Propane	Exterior: Wood
Style: 2 Storey	Garage Type: None	Driveway: Paved
Title to Land: Condominium Act	Water: Community	Foundation: Concrete
Property Size: Not Applicable	Sewer: Community	Basement: Crawl, Unfinished
Land Features: Cleared, Golf Course, Landscaped, Level, View	Utilities/Services: Cell Service, Electricity, Garbage Pickup	Interior Features: Built-in Appliances, Central Vac, Ensuite, Fireplace(s), Furnished, Main Floor Laundry, Main Floor Master
Access: Year Round Municipal Road	Rental Equipm.: Water Heater	Laundry, Main Floor Master
Waterfront Features: Beach, Dock	Lease-To-Own Equip: None	Ext. Features: Deck, Landscaped Lighting, Sprinkler System, Tennis Crt
Shoreline: Mixed, Sandy, Shallow		Roof: Shakes
Accessory Buildings: None		Flooring: Carpet, Tile, Wood

Easements/Restrictions: **Sub.Div. Covenants**

Inclusions Other ; Whirlpool Duet Washer; Whirlpool Duet Dryer; Marvel mini fridge; SubZero refrigerator/freezer; Wolf oven/gas stove; Bosch dishwasher; Sharp microwave; Danby Premiere freezer; Most Furnishings.

Exclusions Antique Cheese Dome in Kitchen; Square tripod table in LR; Coffee Table; Master Bedroom Mahogany Dresser; Mahogany side chairs; 2nd Floor RailMasters Chair in Front Bedroom

Bedrooms: 3	Sign: No	Garage: No
Bathrooms: 3 \ 1	Lockbox: None SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Rental Income: POTENTIAL	Survey: No	
Yr.Built: 1996		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	14' X 13'	MAIN FLOOR	MASTER BEDROOM	19' X 16'
MAIN FLOOR	LIVING ROOM	27' X 18'	2ND FLOOR	BEDROOM	19' X 11'
MAIN FLOOR	DINING ROOM	10' X 14'	2ND FLOOR	BEDROOM	19' X 19'

Taxes: **\$5,914 (2016)** Phased Assessment: **\$801,000 (2017)**

Condo Fee: **1222.55** Condo Fee Year: **2017** Condo Property Manager: **DEBBIE DALE**

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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