



MUSKOKA LAKE

Water Frontage: **310.00** Exposure: **South West**

Price: \$1,495,000	MLS® #: 480310263
Status:	PIN #: 480310263
	Roll #: 445306000201100
Legal Descr.: LT 1, 17 PL 20 WOOD; PT LT 23 CON 4 WOOD AS IN DM288911; MUSKOKA LAKES	
Address: 1020 PACKER'S BAY RD	
City: MUSKOKA LAKES, P0C 1M0	
Side of Road: South	
Lot Dimension/Acreage: 310' X IRREG (1.05 A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 2,020	Sub-Dist: WOOD
Total SqFt Finished: 2,520	Zoning: WR5-7
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

REALTOR® Remarks

Stunning southwest family cottage offering well addressed with easy 4 seasons access perfectly positioned between 'Pages Point' and Hardy Lake – pristine East Bay locale. Solid 4 bedroom, 2 bath, water's edge cottage loaded with charm, with gorgeous sun-filled skylighted Muskoka room with flagstone floor, hardwood floors throughout, large master with ensuite, walk-in closet, private office/den, and private deck. Gorgeously remodelled custom kitchen with 2 sinks, center island, granite countertops, lakeside dining area – walls of glass and handsome living room with cozy wood-burning stone fireplace. Finished lower level walkout with family/entertainment room & 2 bonus rooms. Large 3 slip boathouse with 'ping pong' play room atop. Ample level table land, long view, sun all day, stone paths, garage, bunkie and drive to the door convenience. Value plus for the large family seeking location & exposure on Lake Muskoka. NOTE: boathouse is being marketed & sold in "as is" condition.

Type: Cottage/Recreational	Heating/Mechanical: Baseboard, Electric, Fireplace - Wood	Exterior: Wood
Style: Cottage/Camp	Garage Type: Detached, Single	Driveway: Gravel, Private
Title to Land: Freehold	Water: Pond/Lake/River	Foundation: Block, Concrete
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Basement: Partial, Walkout, Fully Finished
Land Features: Cleared - Part, Landscaped, Level, Water View, Wooded/Treed	Utilities/Services: Electricity, Garbage Pickup	Interior Features: Central Vac, Ensuite, Fireplace(s), Main Floor Master, Skylights
Access: Year Round Municipal Road	Rental Equipm.: Water Heater	Ext. Features: Balcony, Deck, Patio, Privacy
Waterfront Features: Beach, Boathouse, Water Frontage	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Mixed, Sandy		Flooring: Carpet, Laminate, Tile, Wood
Accessory Buildings: Bunkie, Triple Boathouse		

Easements/Restrictions: **None**

Inclusions Other ; Thermador Refrigerator; GE Microwave; GE Profile Dishwasher; AEG Oven; Faber Exhaust Hood; AEG Stove; Frigidaire Washer; Frigidaire Dryer; LG Refrigerator/Freezer; Liebherr Wine Refrigerator.

Exclusions None

Bedrooms: 4	Sign: Yes	Garage: Yes
Bathrooms: 2 \	Lockbox: None	Waterfront: Yes Body of Water Type: LAKE
Rental Income: NO	SPIS: No	
	Survey: No	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	12' X 12'	MAIN FLOOR	BEDROOM	10' X 10'
MAIN FLOOR	LIVING ROOM	16' X 18'	MAIN FLOOR	BEDROOM	9' X 12'
MAIN FLOOR	DINING ROOM	12' X 11'	MAIN FLOOR	BEDROOM	10' X 9'
MAIN FLOOR	MUSKOKA ROOM	9' X 16'	MAIN FLOOR	DEN/OFFICE	9' X 8'
MAIN FLOOR	MASTER BEDROOM	14' X 13'	LOWER LEVEL	FAMILY ROOM	12' 16'

Taxes: **\$9,271 (2016)** Phased Assessment: **\$1,546,750 (2017)**

Seller Name:

Seller Name:

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

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