



Price: \$2,295,000	MLS® #: 481480204
Status:	PIN #: 481480204
	Roll #: 445304001202100
Legal Descr.: PT LT 18 CON 9 MEDORA PT 1 35R2313; T/W DM21693; T/W DM369155; MUSKOKA LAKES	
Address: 1805 PENINSULA RD # 2	
City: PORT SANDFIELD, P0B 1J0	
Side of Road: North	
Lot Dimension/Acreage: 236' X IRREG (1.66 A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 2,450	Sub-Dist: MEDOR
Total SqFt Finished: 2,450	Zoning: WR5-7
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

JOSEPH RIVER

Water Frontage: **236.00** Exposure: **North**

REALTOR® Remarks

Stylishly elegant & exclusively addressed Port Sandfield/Minett corridor summer sunset family cottage offering. Winter used 3 bedroom, 2 bath, water's edge cottage sits just 22 ft. from shore at its closest point, with westerly master suite, heated bathroom & utility room floors, hardwood flooring in principal living areas, classic Muskoka room, gorgeous kitchen with quartz countertops & centre island open to dining and living room with painted white brick fireplace. Walls of glass and stunning island-dotted views to summer sunsets. 480 sq. ft. winter used bunkie with 3 pc. bath, kitchenette, and screened waterside porch. 2 slip boathouse, ample lounging area. Water's edge fire pit. Stone paths. Newly built detached garage. Circular driveway. Gorgeous curb appeal on one of this coveted locale's most popular "streets". Being marketed and sold mostly furnished in turnkey condition. Close to all amenities. NOTE: square footage is approx.

Type: Cottage/Recreational	Heating/Mechanical: Forced Air, In Floor, Propane, Radiant	Exterior: Wood
Style: Bungalow - Ranch	Garage Type: Detached, Single	Driveway: Circular, Gravel
Title to Land: Freehold	Water: Heated Line, Pond/Lake/River	Foundation: Block, Concrete
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Basement: Crawl
Land Features: Cleared - Part, Landscaped, Water View, Wooded/Treed	Utilities/Services: Cell Service, Electricity, Garbage Pickup, Internet-Other, Telephone	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: Deck, Patio, Privacy
Waterfront Features: Beach, Boathouse, Water Frontage	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Mixed, Sandy		Flooring: Carpet, Heated, Tile, Wood
Accessory Buildings: Bunkie, Double Boathouse, Storage Building		

Easements/Restrictions: **None**

Inclusions Other ; Marvel Wine Fridge; Panasonic Microwave; Dacor Oven; Bosch Dishwasher; Dacor Stove; LG Refrigerator/Freezer; Wood's Freezer; Maytag Washer; Maytag Dryer.

Exclusions Seller to provide List of Exclusions.

Bedrooms: 3	Sign: Yes	Garage: Yes
Bathrooms: 2 \	Lockbox: None SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Yr.Built: 2006	Survey: Yes	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	12' X 15'	MAIN FLOOR	BEDROOM	11' X 16'
MAIN FLOOR	LIVING ROOM	15' X 12'	MAIN FLOOR	BEDROOM	13' X 16'
MAIN FLOOR	DINING ROOM	12' X 15'	MAIN FLOOR	LAUNDRY	6' X 12'
MAIN FLOOR	MUSKOKA ROOM	15' X 12'	MAIN FLOOR	UTILITY	6' X 8'
MAIN FLOOR	MASTER BEDROOM	13' X 20'			

Taxes: **\$7,394 (2016)** Phased Assessment: **\$1,125,000 (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.