



MUSKOKA LAKE
 Water Frontage: **390.00** Exposure: **South West**

Price: \$3,889,000	MLS® #: 481590600
Status:	PIN #: 481590600
	Roll #: 445309001404303
Legal Descr.: SEE SCHEDULE	
Address: 1121 SCARCLIFFE RD # 44	
City: MUSKOKA LAKES, P0B 1J0	
Side of Road: South	
Lot Dimension/Acreage: 390` X IRREG (3.19A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 4,500	Sub-Dist: MONCK
Total SqFt Finished: 4,500	Zoning: WR1-7
Shore Road Allowance (SRA): Owned	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

REALTOR® Remarks Spectacular north Lake Muskoka cottage ensemble. Refinished and fully furnished by famed local firm 'Muskoka Living Interiors', with a full slate of wish list items. 390 feet of southwest shore with deep water. 4 bedroom, 4,500 sq. ft., water's edge cottage with painted white basswood interior, elegant kitchen, westerly Muskoka room, suites of bedrooms, classic Muskoka stone fireplace – the Master Suite on its own private level. The coastal-flared interior flows seamlessly to the exterior with stone terraces and pathways amidst beautiful flower beds and landscape lighting. On-the-water gazebo and extensive docking. "Grandfathered" matching 6 slip (three interior 30' slips + exterior covered slips) boathouse with oversized 2 bedroom 912 sq. ft. suite atop, and open westerly entertainment deck. Wide open views, sun all day. 3+ acres of privacy with paved drive, close to Port Carling. A/C, back-up generator, the best of views, privacy, location & exposure. An exemplary turnkey offering.

Type: Cottage/Recreational	Heating/Mechanical: Central Air, Fireplace - Wood, Forced Air, Propane, Wired-in generator	Exterior: Wood
Style: 3 Level	Garage Type: None	Driveway: Paved, Private
Title to Land: Freehold	Water: Pond/Lake/River	Foundation: Block, Concrete
Property Size: 3.0 - 9.99 Acres	Sewer: Septic	Basement: Walkout, Fully Finished
Land Features: Landscaped, Sloping / Terrace, Water View, Wooded/Treed	Utilities/Services: Cell Service, Electricity, Telephone	Interior Features: Alarm, Built-in Appliances, Central Vac, Ensuite, Fireplace(s), Furnished
Access: Year Round Private Road	Rental Equipm.: Propane Tank, Water Heater	Ext. Features: Balcony, Deck, Landscaped Lighting, Privacy
Waterfront Features: Boathouse, Dock, Water Frontage	Lease-To-Own Equip: None	Roof: Shakes
Shoreline: Deep, Natural, Rocky		Flooring: Carpet, Wood
Accessory Buildings: Triple Boathouse		

Easements/Restrictions: **None**

Inclusions Most furnishings and appliances
Exclusions None

Bedrooms: 4+0	Sign: Yes	Garage: No
Bathrooms: 4 \ 1	Lockbox: None SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Yr.Built: 1987	Survey: Yes	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	GREAT ROOM	21` X 24`	MAIN FLOOR	BEDROOM	20` X 13`
MAIN FLOOR	KITCHEN	24` X 15`	LOWER LEVEL	BEDROOM	19` X 13`
MAIN FLOOR	MUSKOKA ROOM	19` X 15`	LOWER LEVEL	BEDROOM	18` X 13`
MAIN FLOOR	LAUNDRY	9` X 10`	LOWER LEVEL	FAMILY ROOM	23` X 15`
2ND FLOOR	MASTER BEDROOM	18` X 13`			

Taxes: **\$17,058. (2016)** Phased Assessment: **\$3,050,250. (2017)**

Seller Name:

Listing Office: **Harvey Kalles Real Estate Ltd., Brokerage** Listing Agent: **RICHARD SCULLY 705-644-9393**

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