



Price: \$1,949,000	MLS® #: 480320211
Status:	PIN #: 480320211
	Roll #: 445308000108100
Legal Descr.: SEE DOCUMENTS	
Address: 1030 BROADLEY RD # 6C	
City: MUSKOKA LAKES, P1P 1R2	
Side of Road: South	
Lot Dimension/Acreage: 360` X IRREG (2.79 A)	Major Area: MH
Zoning Source: Municipality	District: ML
	Sub-Dist: WOOD
SQ.FT. above: 650	Zoning: WR6-7
Total SqFt Finished: 650	Occupancy: Owner
Shore Road Allowance (SRA): N/A	Contact Exp. Permitted: N
Road Access: Yes	
List.Date:	Possession: ON CLOSING

MUSKOKA LAKE

Water Frontage: **360.00** Exposure: **Multi**

REALTOR® Remarks Rare as can be 2 storey boathouse with multiple exposures including south and a magnificent sand beach in a coveted locale prestigiously nestled just south of Beaumaris. Presently used in conjunction with the neighboring compound, this 360 foot parcel is very private in its own right, and serves up an incredible opportunity to build your dream cottage to suit while you live in the beautiful 2 storey boathouse. Stunningly private, long views, great sun, gentle land, shallow sand and deeper shore. Ease of access. NOTE: septic and drilled well on neighboring adjacent property currently serves the boathouse on the subject land. The adjacent property comprising 2 lots is available separately for a family compound or corporate retreat. 2 PIN's 480320211 & 480320203.

Type: Cottage/Recreational	Heating/Mechanical: Baseboard, Electric	Exterior: Wood
Style: 2 Storey	Garage Type: None	Driveway: Gravel
Title to Land: Freehold	Water: Drilled, Shared, Well	Foundation: Other
Property Size: 1.0 -2.99 Acres	Sewer: Other	Basement: None
Land Features: Cleared - Part, Level, Sloping / Terrace, Softwood Bush, Water View, Wooded/Treed	Utilities/Services: Electricity, Garbage Pickup	Interior Features: None
Access: R.O.W. (Deeded), Year Round Private Road	Rental Equipm.: Water Heater	Ext. Features: Deck, Privacy
Waterfront Features: Beach, Boathouse, Water Frontage	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Deep, Sandy, Shallow		Flooring: Wood
Accessory Buildings: None		

Easements/Restrictions: **Easement**

Inclusions Other ; Cuisinart mini fridge.

Exclusions None

Bedrooms: 1+0	Sign: No	Garage: No
Bathrooms: 1 \ 0	Lockbox: None SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Rental Income: NO	Survey: Yes	

Floor	Room	Size	Floor	Room	Size
2ND FLOOR	LIV/DIN COMBINATION	23` X 19`	2ND FLOOR	BEDROOM	8` X 16`

Taxes: **\$7,965 (2016)** Phased Assessment: **\$1,354,250 (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**
rsully@muskoka.com

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