



Price: \$4,399,000	MLS® #: 481550509
Status:	PIN #: 481550509
	Roll #: 445306001903300
Legal Descr.: SEE DOCUMENTS	
Address: 1133 INNISFREE RD	
City: MUSKOKA LAKES, P0B 1J0	
Side of Road: North	
Lot Dimension/Acreage: 300' X IRREG (1.89 A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 2,316	Sub-Dist: MEDOR
Total SqFt Finished: 4,376	Zoning: WR1
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

MUSKOKA LAKE

Water Frontage: **300.00** Exposure: **North East**

REALTOR® Remarks Sensational lakefront cottage offering in a prestigious location, beautifully nestled along the sought after Innisfree Shore. Wide open water views. Brilliantly designed 4,376 sq. ft. custom 5 bedroom, 5 bath, cottage, at a water's edge setback, with gleaming wood floors, screened Muskoka room, gorgeous kitchen with center island, handsome interior appointments, classic stone fireplaces, walls of glass & radiant heated floors in the finished lower level walkout with office & 4 bdrms all with ensuite privileges. Exquisite exterior finishes of cedar shakes & stone, stunning curb appeal. Very well maintained. Impressive landscaping, 300 feet of private shore, large 4 slip 2 bedroom fully furnished boathouse. Matching 3 bay garage, back-up generator, A/C, paved drive, year round municipal road access, and close to Port Carling by boat or car. Convenient to the Clubs as well. Dressed to the nines. Move-in ready. A pleasure to view & to show.

Type: Cottage/Recreational	Heating/Mechanical: Central Air, Fireplace - Gas, Fireplace - Wood, Forced Air, In Floor, Propane, Radiant, Wired-in generator	Exterior: Stone, Wood
Style: 2 Level	Garage Type: Detached, Triple	Driveway: Paved, Private
Title to Land: Freehold	Water: Pond/Lake/River	Foundation: Concrete
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Basement: Full, Walkout, Fully Finished
Land Features: Cleared - Part, Landscaped, Sloping / Terrace, Water View, Wooded/Treed	Utilities/Services: Electricity, Garbage Pickup, Internet-high speed	Interior Features: Alarm, Built-in Appliances, Central Vac, Ensuite, Fireplace(s), Main Floor Family Room, Main Floor Master
Access: Year Round Municipal Road	Rental Equipm.: Propane Tank, Water Heater	Ext. Features: Deck, Landscaped Lighting, Privacy, Sprinkler System
Waterfront Features: Boathouse, Water Frontage	Lease-To-Own Equip: None	Roof: Shakes
Shoreline: Deep, Natural		Flooring: Tile, Wood
Accessory Buildings: 4 Slip Boathouse		

Easements/Restrictions: **None**

Inclusions Other ; See chattel list

Exclusions None

Bedrooms: 5	Sign: Yes	Garage: Yes
Bathrooms: 4 \ 1	Lockbox: None	Waterfront: Yes Body of Water Type: LAKE
Yr.Built: 2012	SPIS: No	
	Survey: Yes	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	11' X 15'	LOWER LEVEL	BEDROOM	13' X 12'
MAIN FLOOR	DINING ROOM	18' X 12'	LOWER LEVEL	BEDROOM	11' X 12'
MAIN FLOOR	GREAT ROOM	21' X 20'	LOWER LEVEL	BEDROOM	17' X 14'
MAIN FLOOR	FAMILY ROOM	13' X 12'	LOWER LEVEL	REC ROOM	20' X 21'
MAIN FLOOR	MASTER BEDROOM	22' X 15'	LOWER LEVEL	DEN/OFFICE	9' X 14'
LOWER LEVEL	BEDROOM	11' X 14'	LOWER LEVEL	LAUNDRY	11' X 6'

Taxes: **\$16,876 (2016)** Phased Assessment: **\$2,779,750 (2017)**

Seller Name:

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.