



Price: \$2,479,000	MLS® #: 481570572
Status:	PIN #: 481570572
	Roll #: 445304002105311
Legal Descr.: SEE DOCUMENTS	
Address: 1083, UNIT 5 TRILLIUM RD	
City: MUSKOKA LAKES, P0B 1J0	
Side of Road: North	
Elem Schl:	
Sec. School:	
Lot Dimension/Acreage: 441' X IRREG (2.24A)	Major Area: MH
Zoning Source: Other	District: ML
S.R.A.: N/A	Sub-Dist: MEDOR
Road Access: Yes	Zoning: WR5-7
	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

MUSKOKA LAKE
 Water Frontage: **441.00** Exposure: **Multi**

REALTOR® Remarks Unbelievably perfect premium shore offering affording the best of everything. Exclusively charted as “Kennedy Point” bookended by high end estates, this exquisitely private virgin land holding presents multiple sweeping exposures from sunrise to sunset, dauntingly beautiful 270° views as far as can be, multiple building sites, with envelope marked for a 50 foot cottage setback, and 35 foot deck setback. Idyllic protected hard packed rippled sandy beach bathing cove, gently contouring to deeper summer sunset appointed shore. Truly one of the finest land offerings to present itself to market in some time. Befitting of a masterful cottage, the largest boathouse permissible & everything possible. North Lake Muskoka’s premium jewel of finer shores locale and exposures. 441 feet straight line / 763 feet assessed on 2.24 acres. Subject to site plan control.

Type: VL: Recreational	Waterfront Features: Beach, Water Frontage	Driveway: None
Land Use: Recreational, Residential	Shoreline: Mixed, Natural, Sandy	Site Influences: Lake/River/Pond, Treed, View
Sale/lease: For Sale Only	Water: None	
Title to Land: Freehold	Sewer: None	
Property Size: 1.0 -2.99 Acres	Utilities/Services: Cell Service	
Land Features: Hardwood Bush, Rolling, Sloping / Terrace, Softwood Bush, Water View, Wooded/Treed	Soil Type: Other	
Access: Year Round Private Road	Documents: Other Documents	

Easements/Restrictions: **Other**

Inclusions	None
Exclusions	None

Yr.Built:	Sign: Yes	Waterfront: Yes Body of Water Type: LAKE
	SPIS: No	
	Survey: Yes	

Workable Acres:	Treed Acres:	Fenced Acres:
Pasture Acres:	Waste/Other Acres:	Tiled Acres:

# of Outbuildings	0
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Full Assessed Value: \$1,877,000.	Phased Assessment: \$1,529,250 (2017)
Taxes: \$9,284 (2017)	Improvement / Capital Chgs: NO

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 rscully@muskoka.com
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