



Price: \$1,479,000	MLS® #: 481450067
Status:	PIN #: 481450067
	Roll #: 445304000801200
Legal Descr.: SEE DOCUMENTS	
Address: 8216 LAKE JOSEPH RD # 10	
City: MUSKOKA LAKES, P0C 1H0	
Side of Road: East	
Lot Dimension/Acreage: 314' X IRREG (12.38 A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 1,305	Sub-Dist: MEDOR
Total SqFt Finished: 1,305	Zoning: WR4
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

JOSEPH LAKE
 Water Frontage: **314.00** Exposure: **East**

REALTOR® Remarks Redevelopment opportunity on central Lake Joe's preferred west shore, in seldom offered Wright's Bay. 314 feet (assessed) of idyllic toddler-friendly hard packed sandy bottom shore with long views towards distant Elsinore Island. Gentle level shore, perfectly situated water's edge 3 season cottage, boathouse, separate dock, bunkie, and large garage all opportune for building anew with a grandfathered setback at the shore. Close to Öviinbyrd & Highway 400. Location and value served to the fullest. Being marketed and sold in "as is" condition. Subject to a Right-of-Way. Additional PIN 481450023. Please exercise caution when viewing as the docks are in very poor condition.

Type: Cottage/Recreational	Heating/Mechanical: Baseboard, Electric, Fireplace - Wood	Exterior: Wood
Style: Cottage/Camp	Garage Type: Detached, Double, Heated	Driveway: Gravel
Title to Land: Freehold	Water: Pond/Lake/River	Foundation: Piers
Property Size: 10.0 - 49.99 Acres	Sewer: Septic	Basement: None
Land Features: Cleared - Part, Hardwood Bush, Level, Softwood Bush, Water View, Wooded/Treed	Utilities/Services: Cell Service, Electricity, Garbage Pickup	Interior Features: Fireplace(s)
Access: Year Round Private Road	Rental Equipm.: Water Heater	Ext. Features: Deck
Waterfront Features: Beach, Boathouse, Boat Slip, Dock, Water Frontage	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Hard Bottom, Sandy, Shallow		Flooring: Laminate, Wood
Accessory Buildings: Bunkie, Gazebo, Single Boathouse		

Easements/Restrictions: **Right of way**

Inclusions Other ; GE oven/stove; Kenmore refrigerator.

Exclusions None

Bedrooms: 2	Sign: Yes	Garage: Yes
Bathrooms: 1 \	Lockbox: None SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Rental Income: NO	Survey: Yes	
Construction Status: Exists		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	17' X 15'	2ND FLOOR	MASTER BEDROOM	21' X 12'
MAIN FLOOR	LIVING ROOM	18' X 15'	2ND FLOOR	BEDROOM	10' X 19'
MAIN FLOOR	MUSKOKA ROOM	14' X 11'			

Taxes: **\$8,797 (2016)** Phased Assessment: **\$1,449,000 (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**
rscully@muskoka.com

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