



Price: \$3,149,000	MLS® #: 481540039
Status:	PIN #: 481540039
	Roll #: 445306001908500
Legal Descr.: SEE DOCUMENTS	
Address: 1339 INNISFREE RD	
City: MUSKOKA LAKES, P0B 1J0	
Side of Road: East	
Lot Dimension/Acreage: 220' X IRREG (1.8A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 2,147	Sub-Dist: MEDOR
Total SqFt Finished: 3,272	Zoning: WR1-7
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

MUSKOKA LAKE

Water Frontage: **220.00** Exposure: **North East**

REALTOR® Remarks

Sensational Acton Island offering, affording a perfectly scaled Muskoka cottage and matching oversized 2 storey boathouse. Gracious 'Gren Weiss' architectural elegance, welcoming tree lined approach uncurtains a beautiful façade. Custom finished 4 bedroom lakeside cottage with classic stone fireplace, spacious principal entertaining rooms, screened Muskoka room, main floor family room, lakeside master suite, and finished lower level walkout. Gentle stone pathways lead to the water's edge fire pit and magnificent boathouse with living quarters, complete with double sided interior/exterior stone fireplace, multiple covered areas, slips for 3 and lower level bar and bath. Deep water, towering pines, exposed granite outcroppings, and spectacular island dotted protected views to Iolanthe Point and beyond. Incredible value, sought after Innisfree address, minutes to Port, nothing left undone. Square footage and taxes are approximate.

Type: Cottage/Recreational	Heating/Mechanical: Air Exchanger, Central Air, Forced Air, Oil	Exterior: Stone, Wood
Style: 1.5 Storey	Garage Type: None	Driveway: Circular, Gravel, Private Block, Concrete
Title to Land: Freehold	Water: Pond/Lake/River	Foundation: Full, Walkout, Fully Finished
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Basement: Alarm, Built-in Appliances, Central Vac, Ensuite, Fireplace(s), Main Floor Family Room, Main Floor Laundry
Land Features: Cleared - Part, Landscaped, Sloping / Terrace, Wooded/Treed	Utilities/Services: Cell Service, Electricity, Garbage Pickup, Internet-Other	Interior Features: Deck, Patio, Privacy
Access: Year Round Municipal Road	Rental Equipm.: Water Heater	Ext. Features: Asphalt Shingle
Waterfront Features: Boathouse, Water Frontage	Lease-To-Own Equip: None	Roof: Carpet, Ceramic Tile, Wood
Shoreline: Deep, Natural, Rocky		Flooring: Carpet, Ceramic Tile, Wood
Accessory Buildings: Double Boathouse		

Easements/Restrictions: **None**

Inclusions Window Coverings ; Cottage: SubZero refrigerator/freezer; GE Profile microwave; Whirlpool dishwasher; GE Profile stove; Whirlpool oven; Frigidaire Gallery washer; Frigidaire Gallery dryer. Boathouse: GE Profile refrigerator/freezer; GE Profile microwave; GE Profile dishwasher.
Exclusions None

Bedrooms: 4	Sign: Yes	Garage: No
Bathrooms: 3 \ 1	Lockbox: None SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Rental Income: NO	Survey: No	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	15' X 11'	2ND FLOOR	BEDROOM	12' X 11'
MAIN FLOOR	LIVING ROOM	15' X 15'	2ND FLOOR	BEDROOM	13' X 12'
MAIN FLOOR	DINING ROOM	15' X 13'	2ND FLOOR	BEDROOM	13' X 12'
MAIN FLOOR	FAMILY ROOM	15' X 11'	LOWER LEVEL	REC ROOM	17' X 14'
MAIN FLOOR	FOYER	11' X 9'	LOWER LEVEL	OTHER	14' X 10' (BAR)
MAIN FLOOR	LAUNDRY	7' X 5'	LOWER LEVEL	STORAGE	12' X 10'
2ND FLOOR	MASTER BEDROOM	13' X 12'			

Taxes: **\$13,556 (2017)** Phased Assessment: **\$2,233,000 (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.