



**MUSKOKA LAKE**

Water Frontage: **315.00** Exposure: **South West**

Price: <b>\$3,579,000</b>	MLS® #: <b>481560209</b>
Status:	PIN #: <b>481560209</b>
	Roll #: <b>445304002308903</b>
Legal Descr.: <b>PT LT 26, CONC E, MEDORA, PT 1, 2, 24 &amp; 25 ON 35R16235; S/T &amp; T/W DM360015; MUSKOKA LAKES</b>	
Address: <b>1848 MORTIMER'S POINT RD # 13</b>	
City: <b>MUSKOKA LAKES, P0B 1J0</b>	
Side of Road: <b>South</b>	
Lot Dimension/Acreage: <b>315' X IRREG (3.14A)</b>	Major Area: <b>MH</b>
Zoning Source: <b>Municipality</b>	District: <b>ML</b>
SQ.FT. above: <b>2,462</b>	Sub-Dist: <b>MEDOR</b>
Total SqFt Finished: <b>4,960</b>	Zoning: <b>WR5</b>
Shore Road Allowance (SRA): <b>N/A</b>	Occupancy: <b>Owner</b>
Road Access: <b>Yes</b>	Contact Exp. Permitted: <b>N</b>
List.Date:	Possession: <b>ON CLOSING</b>

**REALTOR® Remarks** What a view! Very unique 5 bedroom cottage with over 4900 sq. ft. of luxury. All rooms benefit from breathtaking South West views of Lake Muskoka. Dark stained pine floors throughout the whole cottage. Huge and open concept kitchen/dining room combo with a screened in Muskoka room. Large trees surround the property giving immense privacy. A stunning double boathouse with two bedroom accommodations above, an extra boat port, and loads of open deck. Perfect sunsets. 315' and 3.14 acres assessed. Enjoy the lake view right from the front terrace hot tub, or retire indoors by the classic Muskoka stone fireplace. Features include, audio system, back-up generator, inclinator, efficient propane heating, air-conditioning.

Type: <b>Cottage/Recreational</b>	Heating/Mechanical: <b>Air Exchanger, Central Air, Fireplace - Wood, Forced Air, Insulated, Propane, Wired-in generator</b>	Exterior: <b>Wood</b>
Style: <b>2 Level</b>	Garage Type: <b>None</b>	Driveway: <b>Gravel, Private</b>
Title to Land: <b>Freehold</b>	Water: <b>Pond/Lake/River</b>	Foundation: <b>Concrete</b>
Property Size: <b>3.0 - 9.99 Acres</b>	Sewer: <b>Septic</b>	Basement: <b>Full, Walkout, Fully Finished</b>
Land Features: <b>Cul de Sac, Hardwood Bush, Partial Landscaped, Sloping / Terrace, Water View, Wooded/Treed</b>	Utilities/Services: <b>Electricity</b>	Interior Features: <b>Alarm, Built-in Appliances, Central Vac, Ensuite, Fireplace(s), Main Floor Laundry, Main Floor Master</b>
Access: <b>Year Round Private Road</b>	Rental Equipm.: <b>Water Heater</b>	Ext. Features: <b>Deck, Hot Tub, Landscaped Lighting, Patio, Privacy</b>
Waterfront Features: <b>Boathouse, Water Frontage</b>	Lease-To-Own Equip: <b>None</b>	Roof: <b>Asphalt Shingle</b>
Shoreline: <b>Deep, Natural, Rocky</b>		Flooring: <b>Tile, Wood</b>
Accessory Buildings: <b>Double Boathouse</b>		

Easements/Restrictions: **Other**

**Inclusions** Other; SubZero refrigerator/freezer; Thermador stove/oven; Bosch dishwasher; Marvel mini fridge; Whirlpool washer; Whirlpool dryer.  
**Exclusions** None

Bedrooms: <b>2+3</b>	Sign: <b>No</b>	Garage: <b>No</b>
Bathrooms: <b>2 \ 1</b>	Lockbox: <b>None</b> SPIS: <b>No</b>	Waterfront: <b>Yes</b> Body of Water Type: <b>LAKE</b>
Rental Income: <b>NO</b>	Survey: <b>Yes</b>	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	18` X 17`	MAIN FLOOR	LAUNDRY	7` X 7`
MAIN FLOOR	DINING ROOM	19` X 10`	LOWER LEVEL	REC ROOM	20` X 15`
MAIN FLOOR	GREAT ROOM	34` X 23`	LOWER LEVEL	FAMILY ROOM	20` X 13`
MAIN FLOOR	FOYER	11` X 7`	LOWER LEVEL	BEDROOM	18` X 12`
MAIN FLOOR	MASTER BEDROOM	20` X 20`	LOWER LEVEL	BEDROOM	15` X 12`
MAIN FLOOR	BEDROOM	13` X 12`			

Taxes: **\$16,926 (2017)** Phased Assessment: **\$2,788,000 (2017)**

Seller Name:  
 Seller Name:

Listing Office: **HARVEY KALLES REAL ESTATE LTD., BROKERAGE** Listing Agent: **RICHARD SCULLY 705-644-9393**

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