Price:	**$209,900**	MLS® #:	**445306002603602**
Status:	**Sold**		

Address: **3846 MUSKOKA RD 118W**
City: **PORT CARLING, P0B 1J0**
Side of Road: **North**

Elem Schl: **GLEN ORCHARD**
Sec. School: **BMLSS**

Lot Size:	**200 X 1797 8.3 AC**	District:	**ML**
Square Footage:	**2,000**	Sub-Dist:	**MEDOR**
Ttl Liv Sq Ft.:	**1,350**	Zoning:	**RES**
S.R.A.:	**N/A**		

Possession:

Public Info. ATTENTION CONTRACTORS!!! Ideal location in a high traffic area for home based business. This three bedroom, two bathroom, Viceroy home, on 8 acres between Port Carling and Bala, offers endless potential. Partially finished full walkout basement would lend itself nicely to home based office and display area. Main floor has open concept living/dining/kitchen area with hardwood and ceramic floors and walk out to wrap around deck. Home is set back nicely from the road on a well treed level lot. Homes does need some finishing touches but ground work has been very solidly laid.

Directions Hwy #118W to SOP

Type:	**Single Family**	Heating:	**Electric, Forced Air, Air Exchanger**	Exterior:	**Wood**
Style:	**Viceroy**	Garage Type:	**None**	Driveway:	**Gravel, Single**
Title to Land:	**Freehold**	Water:	**Well, Dug**	Foundation:	**Concrete, Partially Finished, Full, Walkout**
Property Size:	**3.0 - 9.99 Acres**	Sewer:	**Septic**	Int.Features:	**Air Exchanger, Hardwood Flrs, Laundry**
Land Features:	**Level, Wooded/Treed**	Services:	**Electricity, Telephone, Garb Pick-Up**	Ext. Features:	**Balcony, Deck, Satellite Dish**
Access:	**Year Round Municipal Road**	Rental Equipm.:		Roof:	**Asphalt Shingle**
WF Features:	**None**	Flooring:	**Wood, Ceramic/Marble, Laminate**		
Accessory Buildings:	**Storage Building**				

Inclusions Fridge, Stove, Washer
Exclusions Dryer

Bedrooms:	**3**	Sign:	**Yes**	UFFI:	**NO**	Garage:	**No**
Bathrooms:	**1 \ 1**	Lockbox:	**Yes**	SPIS:	**Completed**	Waterfront:	**No**
Rental Income:	**POTENTIAL**	Road Type:	**Municipal**	Survey:	**Yes**	Gar.Details:	
Year Built:	**2003**					Body of Water Type:	
Construction Status:	**Exists**						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	10 X 12	2ND FLOOR	MASTER BEDROOM	9` X 15
MAIN FLOOR	KITCHEN	6`8 X 12	2ND FLOOR	BEDROOM	8` X 15`
MAIN FLOOR	DINING ROOM	4 X 12	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
MAIN FLOOR	BEDROOM	8`10 X 9`2	2ND FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	FOYER	4 X 9`2			

Full Assessed Value:	**$**	Phased Assessment:	**234750 (2011)**
Taxes:	**$1400 (2010)**	Improvement Charges:	

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M220** :