



Price: \$2,995,000	MLS® #: 445309000300307
Status: Active	
Address: 1723 MUSKOKA ROAD 118W # 8	
City: MUSKOKA LAKES, P0B 1J0	
Side of Road: South	
Elem Schl:	
Sec. School:	
Lot Size: 210 X IRREG 20.86A	District: ML
Square Footage: 3,000	Sub-Dist: MONCK
Ttl Liv Sq Ft.: 4,056	Zoning: REC
S.R.A.: Close	
Possession:	

MUSKOKA LAKE	
Water Frontage: 210.00	Exposure: South West

Public Info. Don't miss out on this luxurious year round 4 bedroom/4 bath home on beautiful Lake Muskoka . This truly one of a kind home boast south west exposure, with panoramic views from all rooms with each room having direct outdoor access to a myriad of patios, docks and decks. The main floors boasts a large living room with vaulted pickled pine ceilings; custom gourmet kitchen open to dining area with double sided fireplace; an additional family room for the cozier more intimate gatherings and a large master suite with private patio area. The lower level has a wonderful sun filled family room with beautiful Muskoka Stone fireplace, pool table, poker area... let the games begin!!! If that is not enough the waterfront is just a haven for fun and sun complete with 3 slip boathouse with tanning deck, extensive docking and Muskoka Stone sitting area. It would be remiss not to mention the tennis court, children's play area and Chip & Putt area. This home truly covers it all.

Directions Muskoka Road Hwy. 118W to 1723 to SOP

Type: Cottage/Rec Properties	Heating: Forced Air, Heat Pump	Exterior: Wood
Style: Bungalow	Garage Type: Single, Double, Boathouse	Driveway: Interlocking, Paved
Title to Land: Freehold	Water: Well, Drilled	Foundation: Concrete
Property Size: 10.0 - 49.99 Acres	Sewer: Septic	Int.Features: Air Exchanger, Alarm System, Whirlpool Tub, Fireplace(s), Ensuite, Hardwood Flrs, Sauna
Land Features: Landscaped, Waterfront	Services: Electricity, Telephone	Ext. Features: Balcony, Boathouse, Deck, Dock, Hot Tub, Satellite Dish
Access: Year Round Private Road	Rental Equipm.: None	Roof: Asphalt Shingle
WF Features: Water Frontage	Flooring: Carpet, Wood, Ceramic/Marble	
Accessory Buildings: Triple Boathouse, Storage Building		

Inclusions SEE SCHEDULE 'C'
Exclusions

Bedrooms: 4	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details: TRIPLE DETACHED
Bathrooms: 3 \ 1	Lockbox: Yes	SPIS: Yes	Waterfront: Yes	Body of Water Type: LAKE
Rental Income:	Road Type: Private	Survey: No		
Year Built:				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	26' X 19'	LOWER LEVEL	FAMILY ROOM	27' X 19'
MAIN FLOOR	DINING ROOM	13'6 X 16'6	LOWER LEVEL	BEDROOM	13'6 X 13'3
MAIN FLOOR	KITCHEN	13'6 X 13'6	LOWER LEVEL	BEDROOM	13'6 X 13'6
MAIN FLOOR	FAMILY ROOM	14'6 X 15'6	LOWER LEVEL	BEDROOM	10' X 13'6
MAIN FLOOR	MASTER BEDROOM	16'6 X 14'	LOWER LEVEL	KITCHEN	15' X 12
MAIN FLOOR	DEN/OFFICE	10' X 10'6	MAIN FLOOR	BATH (# pieces 1-6)	4 PC & 2 PC
MAIN FLOOR	FOYER	16 X 9'11	LOWER LEVEL	BATH (# pieces 1-6)	4 PC & 3 PC

Full Assessed Value: **\$1,545,000** Phased Assessment: **1545000 (2012)**
Taxes: **\$14000 (2011)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

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