



Price: **\$774,000**
 Status: **Sold**
 Sale Price: **\$762,500**

MLS® #: **481630271**

Address: **1058 GOLDEN POINT RD**
 City: **BRACEBRIDGE, P1L 1W8**
 Side of Road:

Elem Schl: **MONCK/MMO**
 Sec. School: **BMLSS/ST DOMS**

Lot Dimension/Acreage: **75 X IRREG (0.53 AC)**
 Zoning Source: **MPAC**
 SQ.FT. above: **1,800**
 Total SqFt Finished: **1,800**
 Shore Road Allowance (SRA): **Owned**

Major Area: **MH**
 District: **BB**
 Sub-Dist: **MONCK**
 Zoning: **RES**

MUSKOKA LAKE
 Water Frontage: **75.00** Exposure: **North West**

Possession: **30 DAYS**
 Closed: **05-NOV-2015**

Public Info. Enjoy the expansive island dotted view from this three bedroom/three bathroom Lake Muskoka home/cottage on popular Golden Point Road. Open concept great room boasts valued ceilings, beautiful stone fireplace, gourmet kitchen with granite breakfast bar and separate dining room. In addition, there is a main floor master bedroom complete with ensuite; main floor laundry and second bathroom on main floor. Second floor loft overlooks living area and has two additional bedrooms and third bathroom. Property has sandy shallow entry at shoreline and deep water at dock. A wonderful spot with all the amenities of Bracebridge or Port Carling just minutes away.

Directions HWY. 118W to Golden Beach Road to Golden Point Rd Pvt. to SOP

Type: Single Family	Heating/Mechanical: Forced Air, Propane	Exterior: Wood
Style: 1.5 Storey	Garage Type: None	Driveway: Gravel
Title to Land: Freehold	Water: Pond/Lake/River	Foundation: Block, Concrete
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Basement: Crawl
Land Features: Cleared, Level, Partial Landscaped, Waterfront	Utilities/Services: Electricity, Telephone	Interior Features: Ensuite, Main Floor Family Room, Main Floor Laundry, Fireplace-Gas, Hardwood Flrs
Access: Year Round Private Road	Rental Equipm.: Propane Tank, Water Heater	Ext. Features: Balcony/Deck/Patio, Dock, Satellite Dish
Waterfront Features: Water Frontage	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Deep, Natural, Shallow		Flooring: Cushion/Vinyl/Lino, Wood
Accessory Buildings: None		

Easements/Restrictions:

Inclusions Dishwasher, Dock, Dryer, Microwave, Refrigerator, Satellite Dish, Stove, Washer
Exclusions Personal items

Bedrooms: 3	Sign: Yes	Garage: No
Bathrooms: 2 \ 1	SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Rental Income: POTENTIAL	Road Type: Survey: Yes	
Yr.Built: 2009	CSA/ABS#: 0 Serial #: 0	
Construction Status: Exists		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12` X 14`6	2ND FLOOR	BEDROOM	9`X 10`6
MAIN FLOOR	DINING ROOM	12`` X 15`6	2ND FLOOR	BEDROOM	9` X 13`
MAIN FLOOR	KITCHEN	9`6 X 12`9	2ND FLOOR	BATH (# pieces 1-6)	4 PIECE
MAIN FLOOR	MASTER BEDROOM	12`6 X 14`6	MAIN FLOOR	BATH (# pieces 1-6)	2 PIECE
MAIN FLOOR	FOYER	6`4 X 4`2	MAIN FLOOR	ENSUITE (2 to 6 pcs)	4 PIECE
MAIN FLOOR	LAUNDRY	12` X 6`			

Full Assessed Value: **\$648,000** Phased Assessment: **643500 (2015)**
 Taxes: **\$8000 (2014)** Improvement / Capital Chgs: