



Status: <b>Sold</b>	MLS® #: <b>440202001800101</b>
Address: <b>1076 BIRCH POINT RD</b> City: <b>GRAVENHURST, P1P 1V2</b> Side of Road:	
Elem Schl: <b>BEECHGROVE</b> Sec. School: <b>G.HS.</b>	
Lot Size: <b>600' X IRREGULAR</b> Square Footage: <b>9,639</b> Ttl Liv Sq Ft.: <b>10,000</b> S.R.A.: <b>Close</b>	District: <b>GH</b> Sub-Dist: <b>WOOD</b> Zoning: <b>WR-6</b>
Possession: <b>TBD</b> Closed: <b>12-FEB-2009</b>	

<b>MUSKOKA LAKE</b>	
Water Frontage: <b>600.00</b>	Exposure: <b>West</b>

**Public Info.** One-of-a-kind home/cottage is built to last with stone, cedar & glass. This magnificent year-round residence overlooks 600 ft frontage on Lake Muskoka. Incredibly beautiful, island dotted vistas & sunsets. Custom designed & built with the utmost attention to detail, luxury, quality & privacy. Soaring 23' high ceilings & fantastic use of skylights, cedar & hardwood throughout. Self-contained 4 bdrm guest house for extended family or friends. South of Taboo Resort & Conference with it's 18 hole golf course. All this within a 1 1/2 hr drive from Toronto's International Airport & minutes to the Muskoka Airport. This dream home comes with a significant amount of exquisite furnishings for only the most discriminating buyer.

Type: <b>Cottage/Rec Properties</b>	Heating: <b>Electric, Forced Air, Heat Pump, Central Air</b>	Exterior: <b>Wood, Stone, Cedar</b>
Style: <b>Multi Level</b>	Garage Type: <b>Attached, Triple, Door Opener</b>	Driveway: <b>Gravel, Single</b>
Title to Land: <b>Freehold</b>	Water: <b>Lake</b>	Foundation: <b>Concrete, Block</b>
Property Size: <b>1.0 -2.99 Acres</b>	Sewer: <b>Septic</b>	Int.Features: <b>Central Air, Intercom, Alarm System, Fireplace(s), Ensuite, Built-In Appl, Hardwood Flrs, Laund-Main FI</b>
Land Features: <b>Landscaped, Partial Landscaped, Wooded/Treed, Hilltop, Sloping / Terrace</b>	Services: <b>Garb Pick-Up</b>	Ext. Features: <b>Deck, Dock, Patio, Sprinkler Sys</b>
Access: <b>Year Round Municipal Road, Year Round Private Road, R.O.W. (Deeded)</b>	Rental Equipm.: <b>Hot Water Tank</b>	Roof: <b>Wood Shingle</b>
WF Features: <b>Water Frontage</b>	Flooring: <b>Carpet, Wood, Ceramic/Marble</b>	
Accessory Buildings:		

**Inclusions** See documents area for extensive inclusions list  
**Exclusions** See documents area for exclusions list

Bedrooms: <b>6</b>	Sign: <b>Yes</b>	UFFI:	Garage: <b>Yes</b>	Gar.Details: <b>TRIPLE WITH OFFICE ABOVE</b>
Bathrooms: <b>6 \ 1</b>	Lockbox: <b>No</b>	SPIS: <b>Acknowledged</b>		
Rental Income:	Road Type: <b>Private</b>	Survey: <b>Yes</b>		
Year Built: <b>1991</b>			Waterfront: <b>Yes</b>	Body of Water Type: <b>LAKE</b>
Construction Status: <b>Exists</b>				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	40' X 40'	2ND FLOOR	BEDROOM	47' X 13' (SUITE)
MAIN FLOOR	DINING ROOM	COMBO	2ND FLOOR	BEDROOM	18' X 15' 6"
MAIN FLOOR	KITCHEN	19' X 15' 6"	2ND FLOOR	BEDROOM	15' X 11'
MAIN FLOOR	DINING NOOK	17' X 18'	MAIN FLOOR	REC ROOM	18' X 25'
MAIN FLOOR	MASTER BEDROOM	29' X 26'	LOWER LEVEL	DEN/OFFICE	24' X 13' (SUITE)
2ND FLOOR	BEDROOM	21' X 16'	MAIN FLOOR	LAUNDRY	8' X 7'
MAIN FLOOR	FAMILY ROOM	18' X 18'	MAIN FLOOR	FOYER	12' X 10'