



Status: <b>Sold</b>	MLS® #: <b>444204001611500</b>
Address: <b>147 GALL TRAIL</b> City: <b>HUNTSVILLE, POB 1M0</b> Side of Road:	
Elem Schl: Sec. School:	
Lot Size: <b>115' X IRREGULAR / 0.55 ACRES</b> Square Footage: <b>2,300</b> Ttl Liv Sq Ft.: <b>3,600</b> S.R.A.: <b>N/A</b>	District: <b>HV</b> Sub-Dist: <b>STEPH</b> Zoning: <b>RES</b>
Possession: Closed: <b>23-JUN-2008</b>	

**MARY LAKE**

Water Frontage: **115.00**

**Public Info.** Enjoy all that Muskoka has to offer this summer, on magical Mary Lake. This exquisite post and beam cottage is absolutely breathtaking with it's wide expansive view of Mary Lake. Beautifully landscaped, with gentle walk way to waterfront. New deck and floating dock at water's edge to enjoy. Three month lease available - \$10,000 for June, \$19,000 for June & July, \$28,000 for June, July & August.

Type: <b>Cottage/Rec Properties</b>	Heating: <b>Propane</b>	Exterior: <b>Wood</b>
Style: <b>2 Storey</b>	Garage Type: <b>None</b>	Driveway: <b>Circular</b>
Title to Land: <b>Freehold</b>	Water: <b>Well, Drilled</b>	Foundation: <b>Concrete, Fully Finished</b>
Property Size: <b>0.5 -0.99 Acres</b>	Sewer: <b>Septic</b>	Int.Features: <b>Fireplace-Gas, Hardwood Flrs, Laund-Main FI</b>
Land Features: <b>Landscaped, Waterfront</b>	Services: <b>Electricity, Telephone</b>	Ext. Features: <b>Deck, Dock, Sprinkler Sys</b>
Access: <b>Year Round Private Road</b>	Rental Equipm.: <b>Water Heater, Propane Tank</b>	Roof:
WF Features: <b>Water Frontage, Water View</b>	Flooring: <b>Wood, Ceramic/Marble</b>	
Accessory Buildings:		

<b>Inclusions</b>			
<b>Exclusions</b>			
Bedrooms: <b>4</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Garage: <b>No</b> Gar.Details:
Bathrooms: <b>3 \ 1</b>	Lockbox: <b>Yes</b>	SPIS: <b>Acknowledged</b>	Waterfront: <b>Yes</b> Body of Water Type: <b>LAKE</b>
Rental Income:	Road Type: <b>Municipal</b>	Survey:	
Year Built:			
Construction Status: <b>Exists</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	19'3 X 20'4	2ND FLOOR	BEDROOM	10' X 16'
MAIN FLOOR	DINING ROOM	13'8 X 12'	2ND FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	KITCHEN	13'8 X 11'	LOWER LEVEL	BEDROOM	11' X 7'
MAIN FLOOR	MASTER BEDROOM	13'9 X 13'9	LOWER LEVEL	FAMILY ROOM	19' X 19'
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	9' X 9'	LOWER LEVEL	REC ROOM	20' X 22'
MAIN FLOOR	BATH (# pieces 1-6)	2 PC	LOWER LEVEL	BATH (# pieces 1-6)	3 PC
2ND FLOOR	BEDROOM	12' X 13'			

Assessment: **\$349000** Taxes: **\$0 (2007)** Improvement Charges: