



**SKELETON LAKE**

Water Frontage: **107.00** Exposure: **West**

Price: <b>\$489,900</b> Status: <b>Sold</b>	MLS# #: <b>445302002001200</b>
Address: <b>27 BEAUMONT BAY RD</b> City: <b>MUSKOKA LAKES, P0B 1L0</b> Side of Road: <b>East</b>	
Elem Schl: Sec. School:	
Lot Size: <b>107' X IRREGULAR</b> Square Footage: <b>1,200</b> Ttl Liv Sq Ft.: S.R.A.: <b>Open</b>	District: <b>ML</b> Sub-Dist: <b>WATT</b> Zoning: <b>SEASONAL</b>
Possession: <b>TBA</b>	

**Public Info.** Amazing Skeleton Lake!!! Built from Nova Scotia White Pines, this three bedroom year round cottage has been lovingly cared for since the day it was built. The open concept great room makes it ideal for family time at the cottage. Enjoy sunny days by the water side on the 2 floating docks which are enhanced by having the electricity run to the waterfront for fridge, eco toilet and sauna. In the evenings relax on the deck or in the hot tub and watch the spectacular sunsets from the most sought after western exposure. Cottage heating systems is on a timer so when arriving in winter for those great snow machining weekends everything will be warm upon your arrival. As a bonus, cottage has two water systems - one from the 290 foot drilled well or from the lake for your gardening needs. This family cottage is truly a one of a kind gem!!!

Type: <b>Cottage/Rec Properties</b>	Heating: <b>Electric, Wood, Propane</b>	Exterior: <b>Wood</b>
Style: <b>Bungalow, Cottage/Camp</b>	Garage Type: <b>None</b>	Driveway: <b>Paved, Single</b>
Title to Land: <b>Freehold</b>	Water: <b>Well, Drilled</b>	Foundation: <b>Piers</b>
Property Size: <b>0.5 -0.99 Acres</b>	Sewer: <b>Septic</b>	Int.Features: <b>Woodstove(s), Airtight, Hardwood Firs, Laund-Main Fl</b>
Land Features: <b>Landscaped, Wooded/Treed, Hilltop, Waterfront</b>	Services: <b>Electricity</b>	Ext. Features: <b>Deck, Dock, Hot Tub, Satellite Dish</b>
Access: <b>Year Round Private Road, Private Docking</b>	Rental Equipm.: <b>Propane Tank</b>	Roof: <b>Asphalt Shingle</b>
WF Features: <b>Water Frontage, Water View</b>	Flooring: <b>Wood, Ceramic/Marble</b>	
Accessory Buildings: <b>Bunkie, Storage Building</b>		

**Inclusions** See Schedule 'B'  
**Exclusions** See Schedule 'C'

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	UFFI:	Garage: <b>No</b>	Gar.Details:
Bathrooms: <b>1 \</b>	Lockbox: <b>Yes</b>	SPIS: <b>Completed</b>	Waterfront: <b>Yes</b>	Body of Water Type: <b>LAKE</b>
Rental Income:	Road Type: <b>Private</b>	Survey: <b>Yes</b>	Heat \$/yr.: <b>1,500</b>	
Year Built:				
Construction Status: <b>Exists</b>				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	21'6 X 19'2	MAIN FLOOR	BEDROOM	8' X 11'
MAIN FLOOR	DINING ROOM	COMBINED W/ LIVINGRM	MAIN FLOOR	LAUNDRY	3' X 8'
MAIN FLOOR	KITCHEN	8'10 X 14'7	MAIN FLOOR	OTHER	10'4 X 8'8 MUD ROOM
MAIN FLOOR	MASTER BEDROOM	11'6 X 10'6	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BEDROOM	6'9 X 8'4			

Assessment: **\$307750** Taxes: **\$2100 (2008)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge - M57**



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